AGENDA

La Vergne Planning Commission
August 25, 2026 at 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: June 30, 2026 Regular Meeting, July 14, 2026 Workshop, and July 28, 2026 Regular Meeting.

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 OPCP, LLC. Requested by Carter Engineering. **(WITHDRAWN)**

4. 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. **(WITHDRAWN)**

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. **(DEFERRED)**

6. 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.

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.

NEW BUSINESS

8. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Equitable Property Company, LLC - Approximately 110 Acres. Property located on and near Waldron and Blair Roads (Tax Map 32, Parcels 3, 3.03, 3.04, 3.05 and Tax Map 29, Parcels 36, 37, 40, 41, 41.01 and 41.02). Current Zoning District: R-1 (Low Density Residential) Zoning District & PDR R-3 (Planned Density Residential); Proposed Zoning District: PDR R-3 (Planned Density Residential) Zoning District with a Base Zone of R-3 (High Density Residential). Property owned by Twinning Station Partners, LP.

9. Bonds/Letters of Credit Update.

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON JUNE 30, 2026, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular meeting on June 30, 2026, in La Vergne City Hall, starting at 6:00 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, Justin Greer, and Jim Hesemann. Mark Molnar and Tabatha Howard were absent.

ORDER OF BUSINESS

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

A motion, made by Jason Cole, seconded by Jim Hesemann, to approve the minutes of the May 12, 2026 Workshop and the May 26, 2026 Regular Meeting, was adopted with all voting AYE.

2. Public Comment Period.

Ms. Debbie McClendon, 320 Hollandale Road, spoke about her concerns regarding the Hollandale rezoning, highlighting her experience as a teacher and how this development will impact the school system leading to additional overcrowding.

Ms. Marie Dickerson, 163 Morningside Drive, spoke about her concerns regarding the Hollandale rezoning, stating she has been in this area for decades and worries about the loss of greenspace. She stated that the proposed development was too many homes for the area and it will affect animals in the area, flooding and traffic. She expressed her belief that growth should be thoughtful and balanced, not every acre needs to be developed.

Mr. Doug Shafer, 192 Morningside Drive, spoke about his concern that growth just equals increased traffic in La Vergne, that the infrastructure doesn't support the proposed development in the Hollandale area, that brush pick up is already behind, schools are already overcrowded, and how all this growth will equal property tax increases. He stated his belief that the proposal was not about growth and progress, only greed.

Ms. Chris Shafer, 192 Morningside Drive, stated that developers right to build on their land shouldn't trump the surrounding resident's rights, how roads need to be wider in the area, and that lot sizes need to be larger.

Mr. Richard Harris, 131 Suncrest Drive, expressed his belief that this development does not match the integrity of the current homes and that the lot sizes are too small.

Mr. Robert Newman, 115 Rainbow Place, spoke about his concern regarding the amount of traffic currently traveling Fergus Road and how this development will just make the problem worse.

Ms. Carol Brown, 114 Sweetgum Drive, spoke about her concerns regarding traffic issues stating that she believes there are already too many vehicles on the roads, and more homes will make those issues worse as well as cause flooding issues. She worries that this development will lead to school overcrowding and the loss of green space in the area displacing the animals that live there. She stated her concerns on whether the builders are local and if not, could they just abandon the project. She has obtained 24 signatures in opposition to this development and questioned how many signatures would be needed to sway the Planning Commission's vote.

Ms. Melissa Wilson, 121 Sweetgum Drive, spoke about her 53 years in the community, her worries about losing her quiet neighborhood and about renters coming to the area. She stated that lot sizes need to be larger in the proposed development and that the increased traffic in the area is a concern.

Mr. James McKee, 138 Morningside Drive, spoke regarding his concern with the high density of the proposed development, how the roads are too narrow and curvy in the area and that the traffic issues will increase because of the amount of proposed new homes.

Ms. Julie Eperjesi, 112 Suncrest Drive, voiced her concerns with the number of houses in the proposed development, the lot sizes, loss of greenspace, and her worry regarding increased traffic in the area.

Mr. Peter Eperjesi, 112 Suncrest Drive, spoke regarding his belief that the proposed development has too many houses for the area, the infrastructure won't support the traffic and that the lot sizes need to be bigger.

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.

A motion, made by Graeme Coates, seconded by Jim Hesemann, to approve the site plan as submitted, was adopted with all voting AYE.

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.

This item was deferred. 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.

A motion, made by Jason Cole, seconded by Graeme Coates, to approve the final plat as submitted, was adopted with all voting AYE.

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.

A motion, made by Graeme Coates, seconded by Jason Cole, to approve the final plat as submitted, was adopted with all voting AYE.

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. Marcus Weidower, 8830 Macon Highway, Georgia, Hillpointe, addressed questions regarding planned road improvements in the area, the need for sewer improvements, a community engagement meeting the developers hosted, and the need to work out a development agreement with City staff.

A motion, made by Jason Cole, seconded by Graeme Coates, to defer this item until next month, was adopted with all voting AYE.

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. Mark Hanson, 4652 Majestic Meadows Drive, Arrington, addressed questions regarding the need to have a PDR for the project include a list of prohibited commercial items, concerns regarding stormwater management, and the need for a traffic light to be included in the development.

A motion, made Jason Cole, seconded by Graeme Coates, to defer this item until next month, was adopted with all voting AYE.

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.

A motion, made by Graeme Coates, seconded by Jason Cole, to approve the final plat as submitted, was adopted with all voting AYE.

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. Masoud Fathi, 7432 Highway 70 South, Nashville, addressed questions regarding the elimination of a proposed soccer field in the project.

A motion, made by Graeme Coates, seconded by Jason Cole, to approve the site plan

as submitted, was adopted with all voting AYE.

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.

A motion, made by Graeme Coates, seconded by Jason Cole, to approve the final plat as submitted, was adopted with all voting AYE.

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. Richard O'Shields, 7201 Denton Drive, SRM, was present and available to answer questions.

A motion, made Jason Cole, seconded by Graeme Coates, to send a favorable recommendation to the Board of Mayor and Aldermen for the rezoning of property located on Rocky Tock Street, was adopted with all voting AYE.

13. Bonds/Letters of Credit Update.

Ms. Juliet Williams updated the board on the status of bonds and letters of credit.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the meeting adjourned at 7:19 p.m.

_____
Chairman

_____
City Recorder

_____
Approved

MINUTES OF THE WORKSHOP OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON JULY 14, 2026, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular workshop on July 14, 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, Mark Molnar, Jim Hesemann, and Justin Greer. Secretary/Alderman Graeme Coates and Tabatha Howard were absent.

ORDER OF BUSINESS

1. Approve Minutes: June 16, 2026 Workshop.

The minutes will be approved at the regular meeting on July 28, 2026.

2. Public Comment Period.

Mr. Doug Shafer, 192 Morningside Dr, spoke against the Hillpointe rezoning request.

Ms. Marcia Dickerson, 163 Morningside Dr, spoke against the Hillpointe rezoning request.

Ms. Nikki Allen, 229 Morningside Dr, spoke against the Hillpointe rezoning request.

Mr. Kirk Hodge, 133 Sweetgum Dr, spoke against the Hillpointe rezoning request.

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 OPCP, LLC. Requested by Carter Engineering.

Mr. Bo Logan gave his report.

City Engineer Gary Lide explained his outstanding comments. He spoke about the agreement needed from the property owner of the 19.15-foot strip of land along Jackson Square Blvd., confirming that access and construction would be allowed through the property. Mr. Lide also mentioned the parking in front of the building and the Overlay District.

Assistant City Engineer Amanda Hicks spoke about the sewer cleanouts that are required.

Mr. John Carlson, a representative of Carter Engineering,1688 Crescent Ave, Athens, GA, approached the podium.

Mayor Cole spoke about the IDB property. Mr. Carlson explained. He stated an agreement was needed with the IDB. Mr. Carlson stated that he would be seeking contingency approval. Mayor Cole stated that the Planning Commission doesn't typically grant contingency approvals. Mayor Cole asked Mr. Carlson about the front parking. Mr. Carlson explained their design on the site plan related to parking. Mayor Cole asked about the drive-thru access for larger vehicles and commercial trucks. A discussion ensued.

Chairman Garvin asked staff about the parking space requirements. Mr. Logan explained. A discussion ensued.

Mayor Cole asked how many deferrals Zaxby's has had. Mr. Logan stated they have deferred twice.

No action was taken.

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.

Mr. Bo Logan gave his report.

Mr. Will Rutherford, 2503 Poplar St, Doraville, Georgia, spoke regarding the proposed development.

Mayor Cole asked about community meetings. Mr. Rutherford stated they expanded their meeting to a 500-radius for the community. Mayor Cole asked if they would be paying for the sewer and road improvements. Mr. Rutherford stated they would be paying for the improvements. A discussion ensued.

Mr. Mark Molnar explained his concern about the number of vehicles on Old Nashville with this development. Mr. Rutherford stated they did a traffic study, and they are working with the city. A discussion about widening Old Nashville Hwy ensued. Mr. Rutherford stated they would provide a copy of the traffic study to the Commissioners.

Mr. Jim Hesemann asked about the parking variances. Mr. Rutherford explained that they are reevaluating the site plan. A discussion ensued. Mayor Cole suggested a smaller unit count versus eliminating green space if the variance is not approved. Mr. Rutherford stated they are looking at that too. He stated the last community meeting will be in July.

No action was taken.

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.

Mr. Bo Logan gave his report.

Mr. Mark Hanson, 4652 Majestic Meadows Dr, Arrington, approached the podium. He stated that they are requesting more density on the development. He made comments about the infrastructure and funding that would be through this development. He stated that they have a community meeting on July 23, 2026, at the library, at 5:00 pm.

Mr. Molnar spoke about his concern with the traffic and the impact on the neighborhoods. A discussion ensued. Mayor Cole spoke about the rezoning process and what citizens need to do if they request a rezoning. He spoke about the sidewalks in the development. A discussion ensued.

Mr. Lide spoke about the roundabout.

No action was taken.

Staff Planner Jake Blair reminded the citizens that the city will never ask for a wire transfer.

NEW BUSINESS

6. Site Plan - Commercial Retail Center - New Building Comprised of 6,083 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.

Mr. Logan gave his report.

Mr. Lide stated that the final plat does not match the previously approved final plat. He explained that they need to provide details for the dumpster screen wall and sign.

Ms. Hicks stated there was an irrigation meter on the plans, but there was no landscaping design. She stated we needed the sewer and water utilities and interceptors labeled. She explained that the isolation valve needs to be moved away from the edge of the walk.

Mr. David Malley, 4209 Gallatin Pk, approached the podium. He stated that the architect is already working on the materials board and the dumpster enclosure. Chairman Garvin asked about the dumpster access. Mr. Malley explained.

Mayor Cole asked about the LED lights and the parking in the front. Mr. Malley stated it was on the original approval.

City Attorney Katie Driver asked about the final approval. She stated that she would get back to staff with that answer.

A discussion about parking spots ensued. Mr. Malley stated they are putting in the sidewalks that were requested. He stated the building would be sprinkled.

No action was taken.

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.

Mr. Logan gave his report.

Mr. Lide stated that he wants to see the entry drive wider. He stated he believes the detention basin is too small. Ms. Hicks stated that the applicant needs to apply for water availability and that the building needs to be sprinkled.

Mr. Bill Huddleston, 2115 NW Broad Street, Murfreesboro, stated that he would address all the comments by Monday. He stated the driveway is widened to 36 feet on their revised site plan. A discussion ensued. He stated he needs the parking in the rear.

Fire Marshall made comments about the full radius around the building. He recommended striping the area “Fire Lane No Parking” or creating a hammerhead turn-around, which would be in compliance. A discussion ensued. Mr. Logan stated they need 32 spaces.

Mayor Cole asked about cross access. Mr. Hiddleston explained.

No action was taken.

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.

Mr. Logan gave his report.

Mr. Lide stated that staff disagrees with their traffic study, stating “no roadway improvements are recommended”. He explained that Chaney Blvd is very narrow and that the widening of Chaney Blvd and a left turn are needed.

Mr. Rob Molchan, SEC, 850 Middle Tennessee Blvd., Murfreesboro, approached the podium. He stated that he agreed with all the comments. Mr. Molchan asked Mr. Lide about the traffic study. Mr. Lide stated there needs to be curb and gutter and 12-foot lanes, or 2.5-

foot shoulders on both sides. He stated he would like to see a left turn lane, but that was up to the Commissioners. Mr. Molchan stated they would widen the road and install curb and gutter. A discussion ensued.

Mayor Cole stated he would like to see the left turn lane.

No action was taken.

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.

Mr. Bo Logan gave his report.

Mr. Molnar expressed his concern with spot zoning.

Mr. Danny Wamble, 216 Centerview Dr, Brentwood, approached the podium. He spoke about the minimum lot requirement. He stated that the owner does own additional land where the turnaround is proposed on an easement and would meet the 10-acre land requirement. He requested a deferral so that he could update the recommended changes.

Mayor Cole explained his concerns with a cookie-cutter look for the homes. A discussion ensued.

Mr. Darryl Hall, 1680 George Thomas Way, approached the podium and fielded questions from the board.

No action was taken.

10. 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.

Mr. Bo Logan gave his report.

Assistant City Administrator Kyle Brown asked the commissioners what they wanted for the revised ordinance. A discussion ensued. The commissioners explained the changes they wanted to see. A discussion ensued.

Codes Director Joe White made comments on the changes. The commissioners agreed to remove the fee, limit the number and types of fowl, prohibit roosters, and enforce coop standards.

No action was taken.

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

Mayor Cole spoke about the data centers and his concerns.

Discussion ensued regarding the areas where this would be allowed.

No action was taken.

12. Bonds/Letters of Credit Update.

This item will be updated at the regular meeting.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the meeting adjourned at 7:41 p.m.

_____
Chairman

_____
City Recorder

_____
Approved

MINUTES OF THE REGULAR MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON JULY 28, 2026, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular meeting on July 28, 2026, in La Vergne City Hall, starting at 6:00 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, Mark Molnar and Jim Hesemann. Justin Greer, and Tabatha Howard were absent.

ORDER OF BUSINESS

1. Approve Minutes: June 16, 2026 Workshop.

A motion, made by Jason Cole, seconded by Graeme Coates, to approve the minutes of the June 16, 2026 Workshop, was adopted with all voting AYE.

2. Public Comment Period.

Ms. Sarah Andre', 809 Chaney Woods Drive, spoke against the Hillpointe rezoning and requested that it not be approved because of the traffic concerns on Old Nashville Highway. She also spoke about the Preliminary Plat for Sanford Ridge and felt that improvements needed to be made to Sanford Road.

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 OPCP, LLC. Requested by Carter Engineering.

Item was deferred. No action was taken.

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.

Mr. Bo Logan gave his report.

Mr. Gary Lide made comments about the traffic study. Mayor Cole asked Mr. Lide about his thoughts regarding the traffic study. Mr. Lide stated that the traffic study meets all regulations, however, he feels that Old Nashville Highway is too narrow, has a lot of traffic on it, doesn't have 12 foot lanes and doesn't have shoulders. He stated that as city engineer, he would like to see that widened up to a city standard section all the way down to where it meets Smyrna.

Mr. Marcus Wiedower, 8830 Macon Highway, Athens, Georgia, spoke regarding the proposed development. He stated that they are committed to working with the city to widen Old Nashville down to the Smyrna line. He stated that they will not build this development without widening the road. He stated that they would widen the road with two lanes each way, a center turn lane and sidewalks on both sides of the road. Secretary Coates asked if they would install a traffic signal at this development. Mr. Wiedower stated yes, that they would put in a traffic light and widen the road all the way down to Smyrna.

Mr. Molnar made comments about the parking requirements. Mr. Wiedower stated that they eliminated six townhouses, went to two-car garages and increased the number of spaces. He stated that currently the parking ratio is 1.97 spaces per bedroom and they will not be requesting the minimum 1.7 spaces per bedroom. Chairman Garvin stated that this would be a site plan concern and not a part of the rezoning consideration.

Mr. Hesemann asked about the public forum that was held. Mr. Wiedower stated that they did have a public forum. He stated that there were some concerns about children walking through the neighborhood going to the high school. He stated that there was some discussion about blasting. He stated that traffic was also a concern. Mayor Cole stated that he attended those meetings and some residents were requesting that sidewalks not be extended to their neighborhood because they didn't want more people walking down their street.

Secretary Coates asked about the retail component of the development. Mr. Wiedower stated that they are not retail developers. He stated that they are looking for possible tenants.

Secretary Coates asked about the road widening. Mr. Wiedower stated that they would not be able to put anyone on the site until the road was completed. Mayor Cole asked the city attorney if there was anything the city would have to do to formalize that. City Attorney Katie Drive stated that there would need to be some time of agreement in place for the widening and development of the property.

Secretary Coates asked Mr. Wiedower to clarify what they are willing to do. Mr. Wiedower stated that they are committed to widening the road all the way down to the Smyrna line with two lanes each way, center turn lane, sidewalks down both sides of the road, prior to being able to have residents in the development.

A motion, made by Graeme Coates, seconded by Jason Cole, to send a favorable recommendation to the Board of Mayor and Aldermen, failed following a tie vote, with two members voting AYE, two members voting NAY and one member abstaining.

A motion, made by Mark Molnar, seconded by Jim Hesemann, to send an unfavorable recommendation to the Board of Mayor and Aldermen, failed following a tie vote, with two members voting AYE, two members voting NAY and one member abstaining.

A motion, made by Jason Cole, seconded by Mark Molnar, to defer this item until next month, was adopted with all voting AYE.

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.

Item was deferred. No action was taken.

NEW BUSINESS

6. Site Plan - Commercial Retail Center - New Building Comprised of 6,083 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.

Mr. Logan gave his report.

Mr. Lide stated that all comments had been addressed. He stated that finish on the dumpster screen wall is intended to be stucco to match the EIFS on the building.

Mr. Mark Ano, 913 Wemberton Drive, Nashville, approached the podium. Mayor Cole asked if this fell under the new zoning ordinance or the old zoning ordinance. Mr. Logan stated the new zoning ordinance. Mayor Cole asked if the materials matched the 80/20 percentage requirements for brick and EIFS for the overlay district. Mr. Logan stated yes because they have a lot of glass. Mayor Cole asked about the parking in the front. Mr. Logan stated that the Planning Commission may allow parking in the front. He stated that the applicant is willing to move the parking if necessary. Mr. Ano stated that they would prefer to keep the parking in the front. Mr. Logan stated that the requirement is four spaces per 1,000 sq. ft. He stated that they would need 25 parking spaces to meet the requirements. Mr. Coates stated that since Chase Bank was previously approved,

he is okay with leaving the parking in the front.

A motion, made by Graeme Coates, seconded by Mark Molnar, to approve the site plan as submitted, was adopted with all voting AYE.

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.

Mr. Logan gave his report. He stated that he has concerns about one way parking.

Mr. Lide stated that there are several utility engineering technical items that are outstanding. He stated that they feel the plans are not ready yet.

Division Chief / Fire Marshal Curtis Brinkley spoke about sprinkler systems.

Mr. Bill Huddleston, 2115 NW Broad Street, Murfreesboro made comments about the utility comments. He stated that they are fine with a deferral in order to get remaining comments addressed. Mayor Cole asked about the connectivity of the sidewalks. Mr. Lide stated that they really cannot put a sidewalk in there because of drainage.

A motion, made by Jason Cole, seconded by Graeme Coates, to defer the site plan until the next meeting, was adopted with all voting AYE.

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.

Mr. Logan gave his report.

Mr. Lide stated that improvements are needed for Chaney and they are proposing a left turn lane on Chaney Blvd. He stated that they will widen the west side of Chaney Blvd. the entire length of their frontage to a 12 foot travel lane with curb and gutter and a complete sidewalk. He stated that they will be widening the east side of Chaney Blvd. to a 12 foot lane and will be adding a gravel shoulder along that side.

Mr. Rob Molchan, SEC, 850 Middle Tennessee Blvd., Murfreesboro, fielded questions from the Planning Commission. Secretary Coates asked about the width of the road of McCloud and the lanes that will be added. Mr. Molchan stated that he didn't recall three lanes coming out to Chaney.

Mayor Cole asked about the intersection where Sanford and Sanders meet and if that

would be a four-way stop. Mr. Lide stated that he did not know and that it would be reviewed after they start building to see how it operates.

Secretary Coates made additional comments about the width of McCloud Lane. Mayor Cole asked if they could go to three lanes. Mr. Molchan stated that they probably could go to three lanes.

Mr. Molnar asked about Quinn Lane and what kind of buffer they will have. Mr. Molchan explained the buffer.

A motion, made Mark Molnar, seconded by Jason Cole, subject to including three lanes coming out to Chaney, was adopted with all voting AYE.

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.

Item was deferred. No action was taken.

10. 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.

Mr. Joe White made comments regarding the revised ordinance.

A motion, made by Jason Cole, seconded by Jim Hesemann, to send a favorable recommendation to the Board of Mayor and Aldermen, was adopted with all voting AYE.

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

Mr. Logan explained the proposed changes.

Discussion ensued regarding the areas where this would be allowed.

A motion, made by Jason Cole, seconded by Mark Molnar, to send a favorable recommendation to the Board of Mayor and Aldermen, was adopted with all voting AYE.

12. Bonds/Letters of Credit Update.

Ms. Juliet Williams updated the board on the status of bonds and letters of credit.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the meeting adjourned at 7:04 p.m.

_____
Chairman

_____
City Recorder

_____
Approved

Planning Commission Report
Meeting: August 25, 2026

City of La Vergne

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. (WITHDRAWN)**

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@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.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@lavergnetn.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. Confirm that TDOT will allow the driveway on Murfreesboro Road.

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)

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.

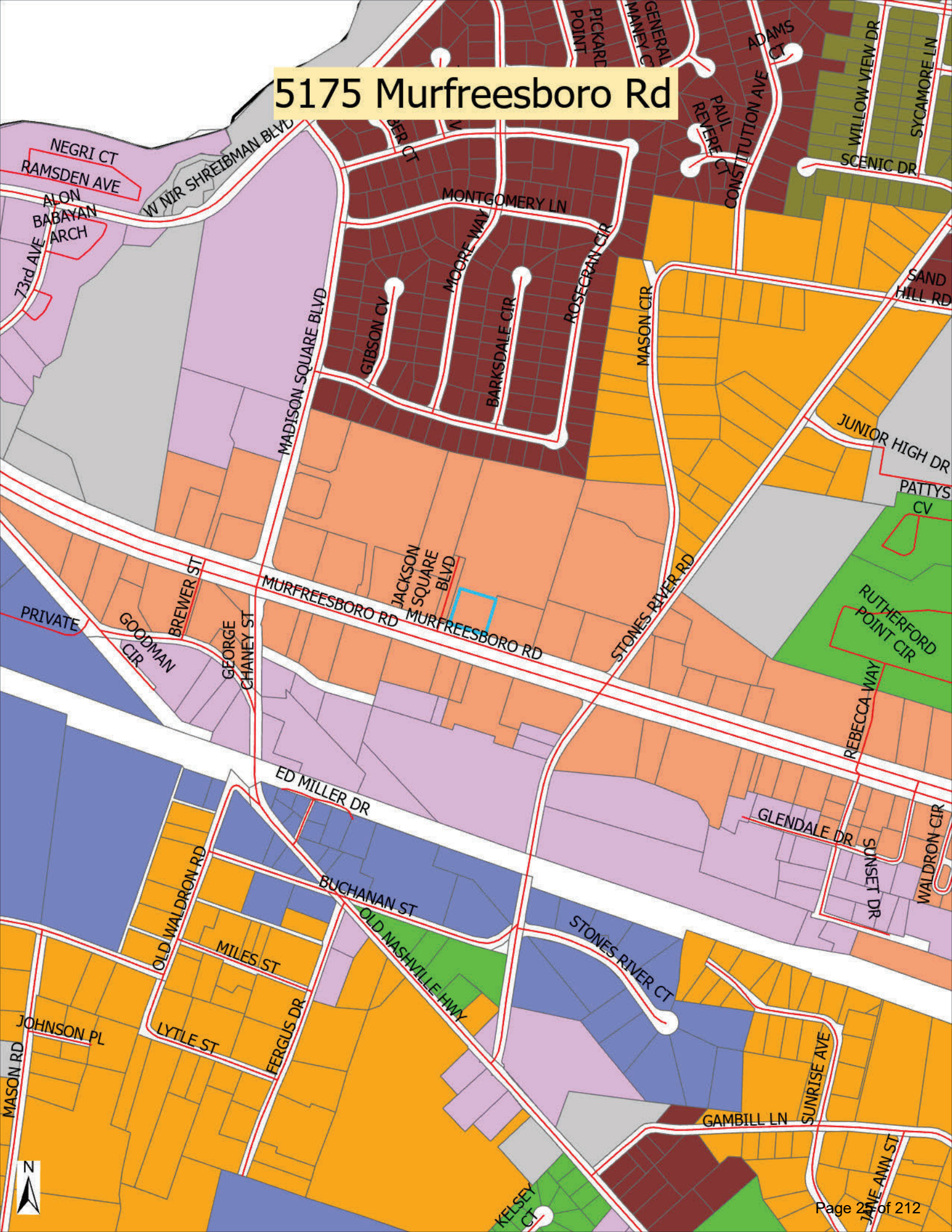
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comment.

Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
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
GIBSON CIR
MOORE CIR
BARKSDALE CIR
ROSECRAN CIR
MASON CIR
MADISON SQUARE BLVD
BREWER ST
JACKSON SQUARE BLVD
MURFREESBORO RD
MURFREESBORO RD
GEORGE CHANEY ST
OLD NASHVILLE HWY
STONES RIVER RD
OLD WALDRON RD
ED MILLER DR
BUCHANAN ST
STONES RIVER CT
FERGUS DR
MILES ST
N
Rutherford County GIS/OIT, Microsoft, Vantor


5175 Murfreesboro Rd
JACKSON SQUARE BLVD
MURFREESBORO RD
MURFREESBORO RD
N
Rutherford County GIS/OIT, Microsoft, Vantor


5175 Murfreesboro Rd
NEGRI CT
RAMSDEN AVE
W NIR SHREIBMAN BLVD
ALON BABAYAN ARCH
73rd AVE
MONTGOMERY LN
MOORE WAY
GIBSON CV
BARKSDALE CIR
ROSECRAN CIR
MADISON SQUARE BLVD
MASON CIR
CONSTITUTION AVE
PAUL REVERE CT
ADAMS CT
WILLOW VIEW DR
SYCAMORE LN
SCENIC DR
SAND HILL RD
JUNIOR HIGH DR
PATTYS CV
RUTHERFORD POINT CIR
REBECCA WAY
STONES RIVER RD
JACKSON SQUARE BLVD
MURFREESBORO RD
MURFREESBORO RD
BREWER ST
GEORGE CHANEY ST
GOODMAN CIR
PRIVATE
ED MILLER DR
GLENDALE DR
SUNSET DR
WALDRON CIR
BUCHANAN ST
OLD NASHVILLE HWY
STONES RIVER CT
OLD WALDRON RD
MILES ST
FERGUS DR
LYTLE ST
JOHNSON PL
MASON RD
SUNRISE AVE
GAMBILL LN
JANE ANN ST
KELSEY CT
N





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 ZRC OPCP, LLC
1816 WALL STREET
FLORENCE, SC 29501
CONTACT: 803-239-7670
24-HOUR CONTACT: GEORGE THISTLE
GTHISTLE@GHZAXBYS.COM

CIVIL ENGINEER
CARTER ENGINEERING CONSULTANTS, INC.
1010 COMMERCE DR.
BOGART, GA. 30622
CONTACT: 770-725-1200
MARK CAMPBELL, P.E.
[redacted]

ARCHITECT
APD ENGINEERING & ARCHITECTURE, PLLC
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VICTOR, NEW YORK 14564
CONTACT:585-742-0236
N/A OR STEVE PALMER
SPALMER@APD.COM

SURVEYOR
POWER OF DESIGN GROUP, LLC
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
CONTACT: 502-437-5252
MARK E. PATTERSON NO. 3010

DESIGN BENCHMARK 100% CONSTRUCTION DOCUMENTS
DRAWING STATUS ISSUE FOR PERMIT

CARTER ENGINEERING

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	PROFILES
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	-

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1. THE ENGINEER IS NOT RESPONSIBLE FOR COST CHANGES DURING CONCEPTUAL, PRELIMINARY, OR DESIGN PHASE.
2. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR BID" ON THE REVISION BLOCK.
3. BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION" ON THE REVISION BLOCK.
4. IF DISCREPANCIES ARE ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE DEVIATION FROM THIS PLAN SET, THE ENGINEER SHOULD BE NOTIFIED FOR UPDATED PLANS AND/ OR FIELD CHANGES.
5. THE ENGINEER IS NOT RESPONSIBLE FOR DESIGN OR CONSTRUCTION COST ASSOCIATED WITH FIELD CHANGES OR DEVIATION FROM THIS PLAN SET DUE TO UNFORESEEN SITE CONDITIONS, CLIENT MODIFICATION REQUEST AND/ OR CONTRACTOR CHANGES.
6. THE ENGINEER IS NOT RESPONSIBLE FOR THE EFFICACY OF FIELD CHANGES OR DEVIATION FROM THIS PLAN SET IN ANYWAY, UNLESS CHANGES ARE DIRECTED BY THE ENGINEER.

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06/30/26

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

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | LAND PLANNING | LAND SURVEYING | MUNICIPAL SERVICES

SHEET TITLE: COVER SHEET
SHEET NUMBER: C-1.0
PROJECT NUMBER: 25104ZAX
DATE: 06/30/26

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | LAND PLANNING | LAND SURVEYING | MUNICIPAL SERVICES

CONSTRUCTION NOTES

- THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COVER A COMPLETE PROJECT, READY TO USE, AND ALL ITEMS NECESSARY FOR A COMPLETE AND WORKABLE JOB SHALL BE FURNISHED AND INSTALLED. ANY DISCREPANCY SHALL BE IMMEDIATELY REPORTED TO THE OWNER OR HIS REPRESENTATIVE.
- NOTIFY THE INSPECTOR OF THE LOCAL GOVERNING AUTHORITY 24 HOURS BEFORE EVERY PHASE OF CONSTRUCTION.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR, AT HIS EXPENSE, UNLESS ALREADY OBTAINED BY THE OWNER.
- THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBING CURBING, PAVING, AND ALL OTHER UTILITIES.
- THE EXISTING UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE DRAWINGS. THE UTILITIES SHOWN ARE THOSE LOCATED BY THE SURVEYOR OF RECORD. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UTILITIES SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR CONSENT OF THE ENGINEER AND THE MUNICIPALITY MAY CAUSE FOR THE WORK TO BE UNACCEPTABLE.
- ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER.
- THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
- ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
- THE CONTRACTOR SHALL PROVIDE SHEETING AND SHORING FOR ALL TRENCH CONSTRUCTION IN ACCORDANCE WITH OSHA GUIDELINES.
- ALL PIPE LENGTHS SHOWN ARE TO THE CENTERLINE OF THE STRUCTURES UNLESS SPECIFICALLY NOTED.
- PIPES (STORM AND SANITARY SEWER) SHALL BE LAID ON SMOOTH, CONTINUOUS GRADES WITH NO VISIBLE BENDS AT THE JOINTS.
- BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUM REQUIRED FOR RELATIVELY DRY STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES TO PROVIDE SUCH ADDITIONAL BEDDING AS REQUIRED TO PROPERLY CONSTRUCT WORK.
- ALL STORM DRAINAGE INLET STRUCTURES SHALL HAVE METAL RING AND COVER FOR ACCESS.
- ALL ANGLES SHOWN ARE 90 DEGREE UNLESS SHOWN OTHERWISE.
- ALL GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY DIMENSIONS, GRADES, AND EXISTING ELEVATIONS PRIOR TO CONSTRUCTION.
- CONCRETE CURBS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS SHOWN ON PLANS. MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO STATE D.O.T. STANDARD SPECIFICATIONS.
- ALL CONCRETE SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH AFTER 28 DAYS, WITH A MAXIMUM SLUMP OF FOUR (4) INCHES, UNLESS SPECIFIED OTHERWISE.
- ALL EXPOSED CONCRETE SHALL HAVE A FINE HAIR BROOMED FINISH.
- PARKING AND DRIVEWAY BASE COURSE AND ASPHALTIC CONCRETE SURFACE AND PRIME MATERIALS, EQUIPMENT, METHODS FOR CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO STATE D.O.T. STANDARD SPECIFICATIONS.
- CONTRACTOR TO FIELD VERIFY ALL STORM, SANITARY, WATER AND OTHER UTILITIES LOCATIONS AND INVERTS PRIOR TO INSTALLATION OF ANY UTILITIES. NOTIFY ENGINEER PRIOR TO PROCEEDING WITH ANY WORK IF DISCREPANCIES FOUND.
- THE USE OF CONCRETE THRUST BLOCKS FOR THE INSTALLATION OF WATER MAINS IS STRICTLY PROHIBITED. PRESSURE PIPE FITTINGS AND OTHER ITEMS REQUIRING RESTRAINT SHALL BE RESTRAINED USING METHODS SPECIFIED AND APPROVED BY COUNTY/CITY TECHNICAL STANDARDS, SPECIFICATIONS AND REGULATIONS. THE PREFERRED METHOD OF RESTRAINT IS THROUGH THE USE OF "MEGA-LUGS" OR "MJR" DEVICES.
- ALL DIMENSIONS ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

EARTHWORK SPECIFICATIONS

CLEARING AND GRUBBING

- CLEARING AND GRUBBING SHALL CONSIST OF CLEARING THE SURFACE OF THE GROUND OF THE DESIGNATED AREAS OF ALL TREES, LOGS, SNAGS, BRUSH, UNDERGROWTH, HEAVY GROWTH OF GRASS, WEEDS, FENCE STRUCTURES, DEBRIS AND RUBBISH OF ANY NATURE, NATURAL OBSTRUCTIONS SUCH AS OBJECTIONABLE SOIL MATERIAL UNSATISFACTORY FOR FOUNDATIONS. IT SHALL ALSO CONSIST OF GRUBBING OF STUMPS, ROOTS FOUNDATIONS AND DISPOSAL OF ALL SUCH MATERIAL. ALL HOLES REMAINING AFTER THE GRUBBING OPERATION IN EMBANKMENT AREAS AND IN EXCAVATION AREAS LESS THAN TWO (2) FEET IN DEPTH, SHALL HAVE SIDES BROKEN DOWN AND LEVELED IF NECESSARY TO FLATTEN OUT SLOPES, REFILLED WITH ACCEPTABLE MATERIAL THAT IS PROPERLY COMPACTED IN LAYERS BY TAMPERS, ROLLERS OR CONSTRUCTION EQUIPMENT.
- BURNING ON SITE IS NOT PERMITTED WITHOUT WRITTEN APPROVAL OF THE LOCAL GOVERNING AUTHORITIES HAVING JURISDICTION.

EXISTING TREES OUTSIDE OF GRADING LIMITS LINE:

- TREES AND VEGETATION TO BE SAVED SHALL BE PROTECTED FROM DAMAGE BY A FENCE BARRICADE PRIOR TO, OR DURING, CLEARING OPERATIONS. TREES TO BE REMOVED FROM THE AREA OUTSIDE THE LIMITS OF GRADING OR FROM SPECIFICALLY DESIGNATED AREAS WITHIN THE CONSTRUCTION AREAS. IF, IN THE OPINION OF THE ENGINEER, A CONTRACTOR DAMAGES A TREE NOT TO BE REMOVED, THE CONTRACTOR WILL BE FINED A PREDETERMINED AMOUNT FOR EACH DAMAGED TREE. THE CONTRACT SHALL ALSO BE RESPONSIBLE FOR ALL COSTS ASSOCIATED IN REMOVING THE DAMAGED TREE FROM THE SITE.

FILL:

- ALL VEGETATION SUCH AS ROOTS, BRUSH, HEAVY GROWTH OF GRASS, TOPSOIL, ALL DECAYED VEGETABLE MATTER, RUBBISH, AND OTHER UNSUITABLE MATERIAL WITHIN THE AREA UPON WHICH FILL IS TO BE PLACED SHALL BE STRIPPED OR BE OTHERWISE REMOVED BEFORE THE FILL OPERATION IS STARTED. IN NO CASE SHALL UNSUITABLE MATERIAL REMAIN IN OR UNDER THE FILL AREA. SLOPED GROUND SURFACE STEEPER THAN ON VERTICAL TO FOUR HORIZONTAL, ON WHICH FILL IS TO BE PLACED, SHALL BE PLACED, STEPPED OR BENCHED IN SUCH A MANNER THAT THE FILL TO BE PLACED SHALL BE 97 PERCENT OF THE MAXIMUM LABORATORY DRY DENSITY ACCORDING TO STANDARD PROCTOR (AASHTO T99, ASTM D-698). MOISTURE CONTENT SHALL BE WITHIN 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT. PROOF ROLL THE AREAS TO BE FILLED OR ON WHICH STRUCTURES ARE TO BE PLACED. A LOADED DUMP TRUCK OR OTHER RUBBER TIRED EQUIPMENT SHALL BE USED FOR PROOF ROLLING. OVERLAPPING PASSES OF A VEHICLES SHOULD BE MADE ACROSS THE SITE IN ONE DIRECTION AND THEN PERPENDICULAR TO THE ORIGINAL DIRECTION OF ROLLING.
- ANY YIELDING, PUMPING OR SOFT AREAS SHOULD BE CUT OUT AND REPLACED WITH FILL COMPACTED AS DESCRIBED HEREIN.
- THE PROPOSED FILL SHOULD BE LIMITED TO SOILS CLASSIFIED IN ACCORDANCE WITH ASTM D-2487 AS GM, GC, SW, SM, SC, ML AND CL. SOIL CLASSIFIED AS PT, OH, OL, CH AND MH ARE NOT SATISFACTORY AS COMPACTED FILL.
- FILLS AND EMBANKMENTS SHALL BE CONSTRUCTED AT THE LACTATIONS AND TO THE LINES AND GRADES INDICATED ON CONSTRUCTION PLANS. THE SLOPE SHALL NOT EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (3 FOOT HORIZONTAL TO 1 FOOT VERTICAL IN THE PUBLIC RIGHT OF WAY). THE COMPLETED FILL SHALL CORRESPOND TO THE SHAPE OF THE TYPICAL SECTIONS INDICATED ON THE CONSTRUCTION PLANS. MATERIAL REMOVED FROM THE EXCAVATION SHALL BE USED IN FORMING THE FILL. FILL MATERIAL SHALL BE REASONABLY FREE FROM ROOTS, OTHER ORGANIC MATERIAL, TRASH AND STONES HAVING MAXIMUM DIMENSIONS GREATER THAN 4 INCHES (4 INCHES IN TRENCHES FOR UTILITIES). NO FROZEN MATERIAL WILL BE PERMITTED IN THE FILL. STONES HAVING A MAXIMUM DIMENSION OF 4 INCHES WILL NOT BE PERMITTED IN THE UPPER SIX INCHES OF FILL OR EMBANKMENT OR UTILITY TRENCH. THE MATERIAL SHALL BE PLACED IN SUCCESSIVE HORIZONTAL LAYERS NOT MORE THAN 8 INCHES THICK, UNLESS OTHERWISE NOTED, IN LOOSE DEPTH FOR THE WIDTH OF THE CROSS-SECTION AND SHALL BE COMPACTED TO AT LEAST 97 PERCENT OF THE MAXIMUM LABORATORY DRY DENSITY ACCORDING TO STANDARD PROCTOR (ASTM D-698, AASHTO T-99). MOISTURE SHALL BE WITHIN 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT. THE TOP 12 INCHES OF THE PAVING, PARKING AND/OR ROADWAY SUB-GRADE SHALL BE COMPACTED TO 97 PERCENT OF THE MAXIMUM DRY DENSITY (STANDARD PROCTOR). EACH LIFT SHALL BE ROLLED WITH A VIBRATORY ROLLER, A SHEEPSFOOT ROLLER, OR A LOADED RUBBER TIRED DUMP TRUCK, SCRAPER OR LOADER. IF THE SOIL IS TOO DRY, A WATER TRUCK WITH SPREADER BAR OR SPRAY HOSE SHALL BE USED TO BRING THE SOIL TO THE PROPER MOISTURE RANGE. THE WATER SHALL BE THOROUGHLY AND PROPERLY MIXED WITH THE SOIL PRIOR TO COMPACTION.
- STORM DRAIN PIPES SHALL BE PLACED ON FIRM BOTTOM AND HAND TAMPED TO SAFE UP THE PIPE. A CUSHION OF SOIL SHALL BE TAMPED ABOVE THE CROWN OF THE PIPE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS SO THAT THE HEAVIER COMPACTION EQUIPMENT CAN THEN BE USED TO BRING THE SOIL TO A DENSITY AS DESCRIBED ABOVE FOR FILL AREAS.
- IF SOILS INVESTIGATION REPORT IS PROVIDED, THEN FOLLOW THE RECOMMENDATIONS OF THE REPORT IF THEY EXCEED THE RECOMMENDATIONS OF THESE SPECIFICATIONS.

TOPSOIL:

- UNLESS OTHERWISE SPECIFIED, AREAS DESIGNATED FOR GRADING OPERATIONS THAT CONTAIN A BLANKET OF TOPSOIL SHALL BE STRIPPED AND PLACED IN CONVENIENT STOCKPILES FOR LATER USE AS A TOPSOIL BLANKET ON THE NEW GRADED AREAS SPECIFIED HEREIN, OR AS DESIGNATED. TOPSOIL SHALL BE STRIPPED FROM ALL AREAS DESIGNATED TO RECEIVE FILL. THE STRIPPING OF MATERIAL FOR TOPSOIL SHALL BE CAREFULLY DETERMINED AND ONLY THE QUANTITY REQUIRED SHALL BE STOCKPILED. MATERIAL STOCKPILED SHALL BE STORED IN A SATISFACTORY MANNER TO AFFORD PROPER DRAINAGE. WHEN GRADING OPERATIONS PERMIT, INSTEAD OF STOCKPILING, THE TOPSOIL SHALL BE HAULED AND SPREAD DIRECTLY ON THE AREAS DESIGNATED TO RECEIVE TOPSOIL.

ROCK EXCAVATION:

- IF ROCK IS ENCOUNTERED, CLEAR AWAY EARTH TO EXPOSE MATERIAL. NOTIFY OWNER AND RECEIVE WRITTEN INSTRUCTIONS PRIOR TO EXCAVATION. REMOVE ROCK TO A DEPTH OF 6 INCHES BELOW AND 6 INCHES ON EACH SIDE OF PIPES IN TRENCHES. A MEASUREMENT OF EXTENT OF ROCK TO BE REMOVED SHALL BE MADE. ROCK EXCAVATION SHALL BE PAID FOR IN ACCORDANCE WITH AGREEMENT WITH THE OWNER.

DEMOLITION NOTES

EXISTING STRUCTURES & FACILITIES:

1. THE LOCATIONS OF ALL EXISTING FACILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER / LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.
2. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION AND EQUIPMENT REQUIRED FOR THE ORDERLY DEMOLITION AND REMOVAL OF EXISTING STRUCTURES, PAVEMENT, AND UTILITIES AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.
3. THE CONTRACTOR IS REQUIRED TO FAMILIARIZE HIM/HERSELF WITH THE STRUCTURES TO BE DEMOLISHED. A BRIEF DESCRIPTION OF THE STRUCTURES PROPOSED TO BE INSTALLED AND DEMOLISHED ARE INCLUDED FOR THE CONTRACTOR'S CONVENIENCE ONLY.
4. THE FOLLOWING LIST OF STRUCTURES REQUIRING DEMOLITION IS INCLUDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE DRAWINGS INDICATE THE SCOPE OF THE DEMOLITION WHERE DEMOLITION IS REQUIRED (SEE CORRESPONDING PLANS).
   4.1. DEMOLITION AND REMOVAL OF EXISTING ON-SITE ASPHALT, CONCRETE, PAVING, AND CURBING TO LIMITS OF DISTURBANCE/DEMOLITION AS SHOWN ON THE CORRESPONDING PLANS. CONTRACTOR TO VERIFY AND COORDINATE ANY DISCREPANCIES AND/OR CONCERNS WITH ENGINEER/LANDSCAPE ARCHITECT ACCORDINGLY.
5. ALL ON-SITE UNDERGROUND STRUCTURES AND PIPING MUST BE COMPLETELY REMOVED AND OVER-EXCAVATED BY A MINIMUM OF 12" BENEATH THE STRUCTURES. CONTRACTOR SHALL USE APPROVED FILLING MATERIAL FOR FILLING THESE AREAS. FILL SHALL BE CLEAN WITH LESS THAN 30% PASSING THE #200 SIEVE, PLASTICITY INDEX LESS THAN 10, WITH MAXIMUM PARTICLE SIZE OF 1.25 INCHES, AND SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T99).
6. ALL EXISTING STRUCTURES, PAVEMENTS, SLABS, FOUNDATIONS, STEPS AND OTHER EXISTING FEATURES INDICATED ON THE DRAWINGS TO BE REMOVED SHALL BE DEMOLISHED AND REMOVED BY THE CONTRACTOR. REMOVE NO STRUCTURE SUBSTANTIALLY AS A WHOLE. DEMOLISH COMPLETELY ON THE PREMISES.
7. ALL EXISTING SEWERS, PIPING, UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. CONTRACTOR SHALL GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
8. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR PERSON AND PROPERTY AT ALL TIMES. HE OR SHE SHALL EXECUTE THE WORK IN A MANNER THAT AVOIDS HAZARDS TO PERSONS AND PROPERTY AND THAT PREVENTS INTERFERENCE WITH THE USE AND ACCESS TO ADJACENT PROPERTIES, BUILDINGS, AND ADJACENT STREETS. STREETS AND SIDEWALKS SHALL NOT BE BLOCKED BY DEBRIS AND EQUIPMENT.
9. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING THE DEMOLITION AND/OR EXCAVATION PROCESS.

DISPOSAL:

10. REMOVE AND LEGALLY DISPOSE OF ALL OTHER RUBBISH, RUBBLE, AND DEBRIS. ALL REFUSE AND MISCELLANEOUS ITEMS TO BE REMOVED, THAT ARE NOT TO BE STOCKPILED FOR LATER USE ON THE PROJECT OR DELIVERED TO THE OWNER, SHALL BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR IN ACCORDANCE WITH ANY AND ALL APPLICABLE LAWS, STANDARDS, AND REGULATIONS SET FORTH BY LOCAL, STATE, AND FEDERAL OFFICIALS THAT GOVERN THE DISPOSAL OF WASTE AND DEBRIS.

PAVEMENT REMOVAL:

11. WHERE EXISTING PAVEMENT IS TO BE REMOVED, CONTRACTOR SHALL SAW-CUT THE SURFACING LEAVING A UNIFORM AND STRAIGHT EDGE WITH THE MINIMAL DISTURBANCE POSSIBLE TO THE REMAINING ADJACENT SURFACING. IF CONSTRUCTION RESULTS IN RAVELING OF THE SAW-CUT SURFACE, RECUT BACK FROM THE RAVELED EDGE PRIOR TO RESTORATION.
12. WHERE EXISTING PAVEMENT, CURB, CURB AND GUTTER, SIDEWALK, DRIVEWAY OR VALLEY GUTTER IS TO BE REMOVED FOR THE PURPOSE OF CONSTRUCTION OR REMOVING BOX CULVERTS, PIPE, INLETS, MANHOLES, APPURTENANCES, FACILITIES OR STRUCTURES, SAID PAVEMENT, ETC., THE SAID OR PROPOSED STRUCTURE SHALL BE REPLACED AND RESTORED IN EQUAL OR BETTER CONDITION THAN THE ORIGINAL. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, TOOLS, SUPPLIES, AND ANY OTHER NECESSARY EQUIPMENT AS REQUIRED BY PROJECT AND SITE REQUIREMENTS.

ACCESS:

13. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING THE DEMOLITION PROCESS OF THE EXISTING FACILITIES AND SITE.

PERMITTING:

14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY REQUIRED PERMITTING FOR DEMOLITION FROM THE RESPONSIBLE AUTHORITIES AND REGULATIONS AND FULLY ACKNOWLEDGE AND COMPLY WITH ALL REQUIREMENTS PRIOR TO COMMENCING OF DEMOTION WORK.
15. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED IN ORDER TO PERFORM THE CONTRACT WORK FOR THIS PROJECT. THE CONTRACTOR SHALL CONDUCT SITE VISITS AND SHALL EXAMINE ALL OF THE INFORMATION WITHIN THESE DOCUMENTS AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LEAD ENGINEER/ARCHITECT PRIOR TO BID SUBMITTAL.
16. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITY TO THAT AREA DELINEATED IN THE DRAWING AND APPROVED BY OFFICIALS.
17. ALL OTHER EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO STORM DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND WATER & SEWER SHALL BE PRESERVED AND PROTECTED AT ALL TIMES AS NEEDED AND AS REQUIRED.

STAKING AND SURVEYING NOTES

STAKING:

1. THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION STAKING AND CONSTRUCTION ACTIVITIES BASED ON THE LATEST APPROVED DESIGN PLANS AND/OR DESIGN FILE(S) AS PROVIDED AND AS WARRANTED BY CLIENT AND PROJECT NEEDS.
2. PRIOR TO COMMENCING CONSTRUCTION STAKING OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR AND/OR STAKING SURVEYOR SHALL CONFIRM WITH THE PROJECT LEAD ENGINEER/ARCHITECT, WHO'S RESPONSIBLE FOR THIS PROJECT, THAT THE LATEST PLANS AND/OR DESIGN FILE(S) ARE BEING UTILIZED.
3. THE ENGINEER/LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR OWNERS, CONTRACTORS OR SURVEYORS STAKING OR PERFORMING CONSTRUCTION ACTIVITIES BASED ON OUT-OF-DATE DESIGN PLANS AND/OR DESIGN FILES.
4. CONSTRUCTION STAKING SHALL ADHERE TO THE HORIZONTAL AND VERTICAL DATUM LISTED IN THIS CONSTRUCTION SET AND AS PROVIDED IN THE CORRESPONDING FILES, NOTES, AND/OR DRAWINGS.

TOLERANCES & DISCREPANCIES:

5. IF, DURING CONSTRUCTION STAKING OR CONSTRUCTION ACTIVITIES, SURVEY DISCREPANCIES ARE ENCOUNTERED WITH REGARD TO THE DESIGN PLANS OR DESIGN FILE, WORK SHOULD CEASE AND THE LEAD ENGINEER/LANDSCAPE ARCHITECT SHOULD BE NOTIFIED IMMEDIATELY TO RESOLVE THE ISSUE OR ISSUES. THE ENGINEER / LANDSCAPE ARCHITECT CAN NOT BE HELD RESPONSIBLE OR LIABLE FOR ISSUES THAT THEY HAVE NOT RECEIVED NOTIFICATION.
6. THE CONSTRUCTION TOLERANCES SHOWN IN THE CORRESPONDING DRAWINGS, NOTES, AND/OR FILES, IN GENERAL, REPRESENT INDUSTRY STANDARDS. HOWEVER, EXCEPTIONS CAN BE MADE IF IT DETERMINED THAT CERTAIN DEVIATED CONSTRUCTION ACTIVITIES DO NOT ADVERSELY AFFECT THE DESIGN REQUIREMENTS OR FUNCTIONALITY. THE LEAD ENGINEER/LANDSCAPE ARCHITECT WILL EVALUATE CONSTRUCTION ACTIVITIES THAT DEVIATE FROM THE DESIGN PLANS ON A CASE-BY-CASE BASIS. IF IT IS DETERMINED THAT THE CERTAIN DEVIATED CONSTRUCTION ACTIVITIES DO ADVERSELY AFFECT THE DESIGN REQUIREMENTS, FUNCTIONALITY, AND INTENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING ALL ITEMS TO THE PLANS AND SPECIFICATIONS AS DETERMINED AND REQUIRED BY DESIGN PROFESSIONAL, AT THE CONTRACTOR'S EXPENSE.

CIVIL ENGINEERING DESIGN TOLERANCES FOR PROJECT:

GENERAL GRADING:	±0.10 FEET	RETAINING WALLS:	±0.05 FEET
ALL PIPE/CONDUITS:	±0.05 FEET	SITE FEATURES (SPOT ELEV., ETC.)	±0.05 FEET
DRAINAGE STRUCTURES:	±0.05 FEET	UTILITY ELEVATIONS:	±0.10 FEET
SANITARY SEWER STRUCTURES:	±0.05 FEET	EROSION CONTROL BMPS:	±0.05 FEET
STORMWATER POND FEATURES:	±0.05 FEET		

AS-BUILT & SPECIFICATIONS:

7. THE ENGINEER/LANDSCAPE ARCHITECT SHOULD BE PROVIDED WITH AN AS-BUILT SURVEY OF THE PROJECT FOR REVIEW AND APPROVAL AFTER THE PROJECT IS COMPLETE. CONTRACTOR IS RESPONSIBLE FOR COORDINATING EFFORTS WITH DESIGN PROFESSIONAL.
8. SEE THE PROJECT SPECIFICATIONS FOR ADDITIONAL SITE SPECIFIC REQUIREMENTS REGARDING CONSTRUCTION, MATERIALS, TESTING, AND CERTIFICATIONS.

PROJECT GEOGRAPHICAL INFORMATION

PROJECT PROJECTION & DATUM:

HORIZONTAL DATUM: NAD83 TENNESSEE STATE PLANE ZONE, US FOOT
VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

BOUNDARY SURVEY:

SURVEYOR FIRM: POWER OF DESIGN GROUP, LLC
SURVEYOR NAME: MARK E. PATTERSON NO. 3010
DATE OF SURVEY: 09/10/2025
TRACT OR PARCEL: 015-002.01-000
HORIZONTAL DATUM: NAD83 TENNESSEE STATE PLANE ZONE, US FOOT
VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

TOPOGRAPHIC SURVEY:

SURVEYOR FIRM: POWER OF DESIGN GROUP, LLC
SURVEYOR NAME: MARK E. PATTERSON NO. 3010
DATE OF SURVEY: 09/10/2025
TRACT OR PARCEL: 015-002.01-000
HORIZONTAL DATUM: NAD83 TENNESSEE STATE PLANE ZONE, US FOOT
VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

GEOGRAPHICAL INFORMATION SYSTEMS (GIS) DATA UTILIZED:

TOPOGRAPHIC DATA: N/A
PARCEL DATA: N/A
ADDITIONAL DATA: N/A

SURVEY NOTE:

THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM SURVEY TYPE PROVIDED BY POWER OF DESIGN GROUP, LLC DATED 09/10/2025 AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK.

REVISION BLOCK

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

JAMES J. CARTER — TENNESSEE NO. 126429
06/30/26

CARTER ENGINEERING

CARTER ENGINEERING
1010 COMMERCE DR.
BOGART, GA. 30622
P: 770.725.1300
F: 770.725.1304
www.carterengineering.com

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

SHEET TITLE: GENERAL NOTES

PROJECT NAME: ZAXBY'S

SHEET NUMBER: C-1.1

PROJECT NUMBER: 25104ZAX

DATE: 06/30/26

ISSUE FOR PERMIT

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4-2026

EXTERIOR FINISH SCHEDULE

KEY	DESCRIPTION	MANUFACTURER	SPECIFICATIONS	NOTES	CONTACT
EXTERIOR WALL FINISH					
BR-01	BRICK	GLEN GERY	RED SMOOTH MODULAR FULL BRICK	PAINTED PT-10	CONTACT: JONATHAN TAYLOR 332.460.7226 jonathan.taylor@glengery.com
BR-02	BRICK	GLEN GERY	RED SMOOTH MODULAR FULL BRICK	PAINTED PT-11	CONTACT: JONATHAN TAYLOR 332.460.7226 jonathan.taylor@glengery.com
BR-03	BRICK	GLEN GERY	ASPEN WHITE SMOOTH FULL BRICK	BRICK MORTAR TO BE GLEN GERY GHB2	CONTACT: JONATHAN TAYLOR 332.460.7226 jonathan.taylor@glengery.com
BR-04	BRICK	GLEN GERY	CHARCOAL KLAYCOAT FULL BRICK		CONTACT: JONATHAN TAYLOR 332.460.7226 jonathan.taylor@glengery.com
PT-10	PAINT	SHERWIN WILLIAMS	ZAXBYS FOUNDERS BLUE - FLAT FINISH	PRIMER: PREPRITE PROBLOCK INTERIOR/EXTERIOR. REFER TO PAINT CODES ON FINISH SCHEDULE SHEET. WHERE APPLIED TO FREEZER/COOLER, UTILIZE 509L-X FREEZER KOTE PRODUCT THROUGH SHERWIN WILLIAMS	CONTACT: JOY BABLIK - PHONE: 407.894.7984 EMAIL: joy.l.babuk@sherwin.com
PT-11	PAINT	SHERWIN WILLIAMS	ZAXBYS TONGUE TORCH RED - SATIN FINISH	PRIMER: PREPRITE PROBLOCK INTERIOR/EXTERIOR. REFER TO PAINT CODES ON FINISH SCHEDULE SHEET.	CONTACT: JOY BABLIK - PHONE: 407.894.7984 EMAIL: joy.l.babuk@sherwin.com
PT-12	PAINT	SHERWIN WILLIAMS	ZAXBYS COLESLAW WHITE - SATIN FINISH	PRIMER: PREPRITE PROBLOCK INTERIOR/EXTERIOR. REFER TO PAINT CODES ON FINISH SCHEDULE SHEET.	CONTACT: JOY BABLIK - PHONE: 407.894.7984 EMAIL: joy.l.babuk@sherwin.com
ROOFING					
MP-01	METAL PANEL	CMP	SNAP CLAD - STANDING SEAM METAL PANELING - FACTORY PAINTED FOUNDERS BLUE	SMOOTH PANEL FINISH / PROFILE 16" O/C	CONTACT: CONSTRUCTION METAL PRODUCTS - BRADLEY GOULDS - PHONE: (704) 871-9704 EMAIL: bradley@cmpmetalsystems.com
MT-01	COPING	CMP	METAL COPING AND TRIM - PVDM TITE FACTORY PAINTED FOUNDERS BLUE OR TONGUE TORCH RED	GC TO PROVIDE MATCHING RIDGE VENT AND SNOWBIRD GUARDS AS SHOWN TO BE PAINTED PT-10	CONTACT: CONSTRUCTION METAL PRODUCTS - BRADLEY GOULDS - PHONE: (704) 871-9704 EMAIL: bradley@cmpmetalsystems.com
MT-02	GUTTER	CMP	METAL SCUPPER AND DOWNSPOUTS - FACTORY PAINTED FOUNDERS BLUE	DOWNSPOUTS TO BE PAINTED TO MATCH ADJACENT SURFACES	CONTACT: CONSTRUCTION METAL PRODUCTS - BRADLEY GOULDS - PHONE: (704) 871-9704 EMAIL: bradley@cmpmetalsystems.com
MT-03	METAL TRIM	CMP	METAL AWNINGS - ANCHOR TITE 8.5"	FACTORY PAINTED TONGUE TORCH RED U.N.O.	CONTACT: HEATHER PICCOU (800.657.3110 ext.1) heather@cmpmetalsystems.com
STOREFRONT					
SF-01	STOREFRONT	KAWNEER	TRIFAB VERSAGLAZE 451T - ALUMINUM DARK BRONZE ANODIZED	CONTACT QUALITY GLASS - PHONE (706) 568-4481	CONTACT QUALITY GLASS - PHONE (706) 568-4481

GENERAL NOTE: PLEASE REFER TO PAINT BASES AND CUSTOM CODES ON A112 – FINISH SCHEDULE

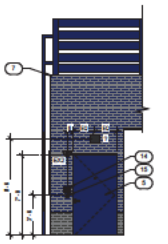
EXTERIOR ELEVATION GENERAL NOTES

A. PER MANUFACTURERS REQUIREMENTS, IF REQUIRED, PROVIDE HORIZONTAL AND VERTICAL REVEALS IN EIFS SYSTEM. IF REQUIRED, G.C. TO VERIFY LOCATION OF REVEALS WITH ARCHITECT PRIOR TO LOCATING.

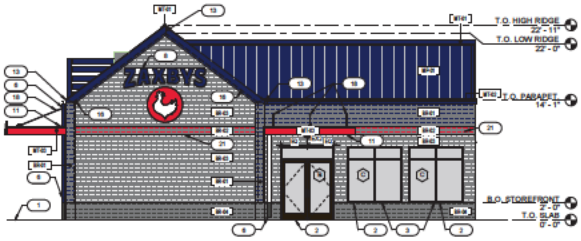
B. REFER TO ADDI ADDI FOR ALL EXTERIOR PRODUCTS AND MATERIAL SPECIFICATIONS. CONSULT ADR PRIOR TO REPLACING SPECIFIED PRODUCT.

EXTERIOR ELEVATION KEYNOTES

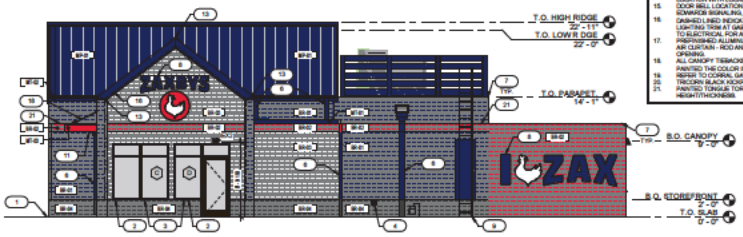
1. LINE INDICATES PROPOSED GRADE/SIDEWALK ELEVATION - GENERAL CONTRACTOR TO PROVIDE ADEQUATE AND CODE COMPLIANT POSITIVE DRAINAGE AWAY FROM FACE OF PROPOSED BUILDING AS REQUIRED.
2. THERMALLY BROKEN ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING - ROD AND CAULK AROUND ENTIRE PERIMETER OF OPENING.
3. PREFINISHED METAL WINDOW SILL FLASHING AS PER WINDOW MANUFACTURERS RECOMMENDATIONS.
4. HOSE BIBB LOCATIONS - REFER TO PLUMBING FOR ADDITIONAL INFORMATION.
5. INSULATED HOLLOW METAL DOOR AND FRAME - ROD AND CAULK AROUND ENTIRE PERIMETER OF OPENING - REFER TO DOOR SCHEDULE FOR FINISH REQUIREMENTS.
6. PREFINISHED METAL DOWNSPOUT AND GUTTER SYSTEM - FINISH OF METAL TO MATCH ADJACENT FINISH.
7. PREFINISHED METAL CAP FLASHING.
8. BUILDING SIGNAGE IS FOR REFERENCE PURPOSES ONLY AND ARE TO BE SUBMITTED, REVIEWED, INSTALLED AND INSPECTED UNDER A SEPARATE PERMIT SUBMITTAL.
9. EXTERIOR SHIPS ROOF LADDER WITH LOCKABLE COVER - PAINTED TO MATCH ADJACENT SURFACES.
10. ELECTRICAL METER, MDP AND PANEL LOCATION WITH LOCKS - REFER TO ELECTRICAL FOR ADDITIONAL INFORMATION.
11. PREFINISHED METAL CANOPIES WITH INT SIGNAL LIGHTING.
12. PREFINISHED ALUMINUM PASS-THRU WINDOW - ROD AND CAULK AROUND ENTIRE PERIMETER OF OPENINGS.
13. ALL GABLE CORNERS MUST BE MITERED TO CREATE APPEARANCES OF CONTINUOUS FASCIA. REFER TO DETAILS AND TO MANUFACTURERS SUPPLIED DETAILS FOR PROPER JOINING, CAULK AND SEAL ALL JOINTS SMOOTH AND PAINT FOUNDERS BLUE SEALANT FINISH.
14. KNOX BOX LOCATION - MOUNT @ 5'-0" AFF G VERIFY EXACT LOCATION WITH LOCAL AUTHORITIES PRIOR TO INSTALLATION.
15. CONTROL LOCATION - GENERAL CONTRACTOR TO PROVIDE CONTROL, LOCATION PER IECC 2015 405.2(4).
16. DASHED LINED INDICATED LOCATION OF CONCEALED BLUE LIGHTING STRIP AT GABLE AND DORMER OF BUILDING. REFER TO ELECTRICAL FOR ADDITIONAL INFORMATION.
17. PREFINISHED ALUMINUM WALK-OUT DOOR WITH INTEGRATED AIR CURTAIN - ROD AND CAULK AROUND ENTIRE PERIMETER OF OPENING.
18. ALL CANOPY TIEBACKS AND ATTACHMENT POINTS ARE TO BE PAINTED THE COLOR IN WHICH IT IS BEING MOUNTED TO.
19. REFER TO CORRAL GATE DETAIL ON A901.
20. TROJAN BLACK KICKPLATE.
21. PAINTED TONGUE TORCH WITH BUILDING CANOPIES HAVE SAME HEIGHT/THICKNESS.



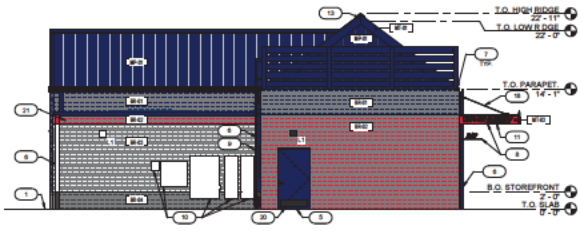
5 WEST CORRAL ELEVATION
SCALE: 1/4" = 1'-0"



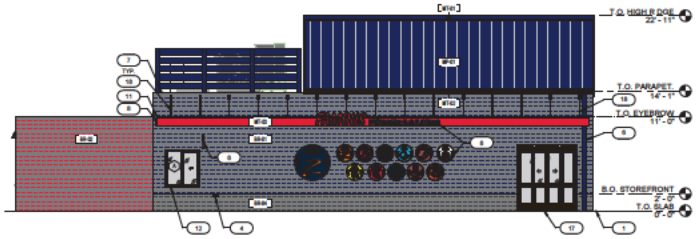
4 EAST ELEVATION
SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

EAST FACADE
BRICK: 604.22
OTHER: 0.00

TOTAL SQFT: 744.16
NET SURFACE AREA SQFT (EXCLUD NG DOORS AND WINDOWS) : 604.22

TOTAL BRICK: 100%

WEST FACADE
BRICK: 574.07
OTHER: 153 30

TOTAL SQFT: 754.71
NET SURFACE AREA SQFT (EXCLUD NG DOORS AND WINDOWS) : 727.37

TOTAL BRICK: 78.92%

NORTH FACADE
BRICK: 826.65
OTHER: 25.99

TOTAL SQFT: 948.54
NET SURFACE AREA SQFT (EXCLUD NG DOORS AND WINDOWS) : 852.64

TOTAL BRICK: 96.95%

SOUTH FACADE
BRICK: 825.77
OTHER: 0.00

TOTAL SQFT: 897.64
NET SURFACE AREA SQFT (EXCLUD NG DOORS AND WINDOWS) : 825.77

TOTAL BRICK: 100%

NOT FOR CONSTRUCTION

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APD
Drawing Versions
ISSUED FOR PERMIT 12.21.20

APD ENGINEERING ARCHITECTURE

Issued

Revisions

DRAWN BY: GJM
CHK'D BY: NMH

ZAXBYS

5175 Murfreesboro Rd
La Vergne TN 37086

Sheet Title
EXTERIOR ELEVATIONS

PROJECT NO: 26-0274

A201

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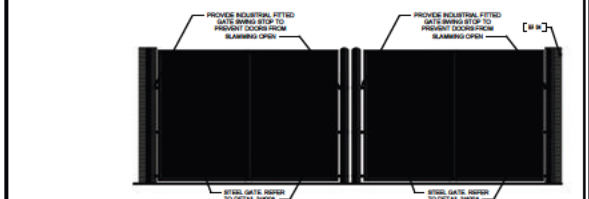
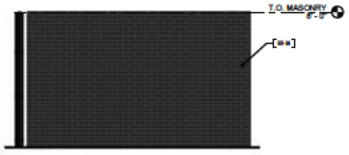
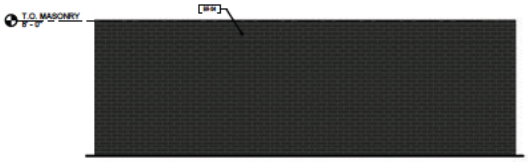


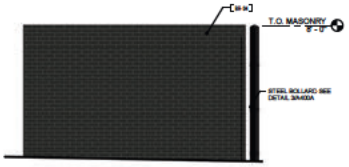
5 FRONT ELEVATION - DUMPSTER



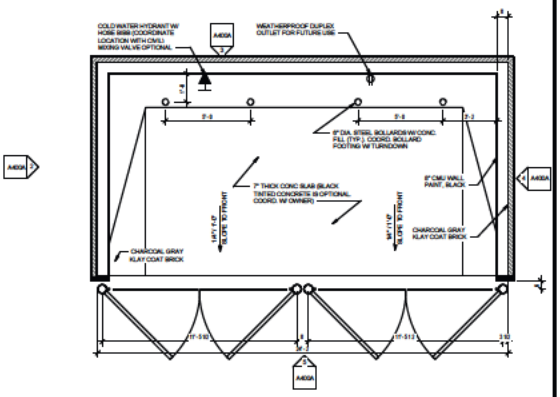
4 RIGHT ELEVATION - DUMPSTER



3 REAR ELEVATION - DUMPSTER



2 LEFT ELEVATION - DUMPSTER
SCALE: 3/8" = 1'-0"



1 Floor Plan - Trash Enclosure Alt
SCALE: 3/8" = 1'-0"

NOT FOR CONSTRUCTION

DRAWN BY: GDM
CHK'D BY: NMH

ZAXBYS

5175 Murfreesboro Rd
La Vergne TN 37086

DUMPSTER ENCLOSURE WITHOUT STORAGE

PROJECT NO: 24-0274

A400A

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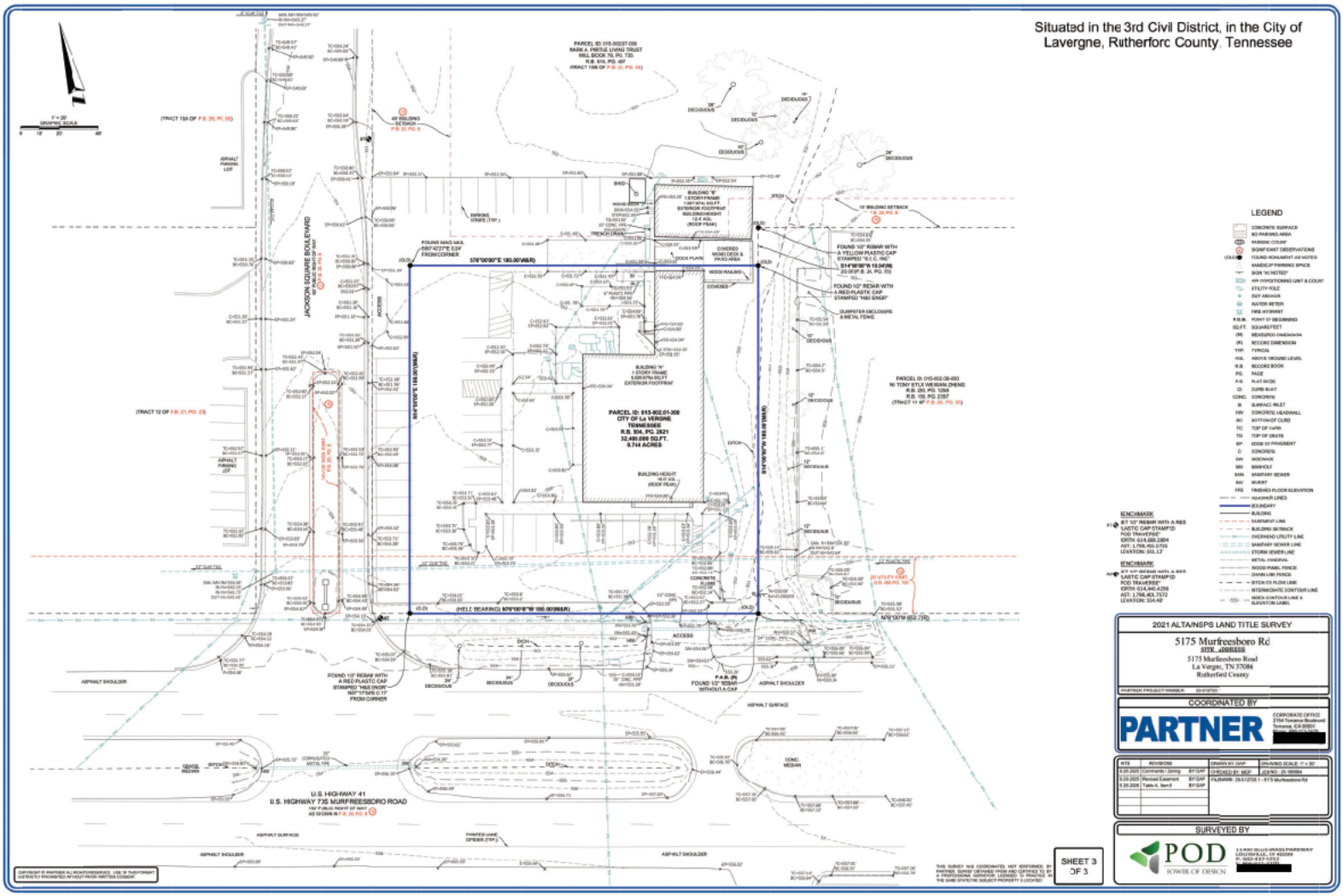
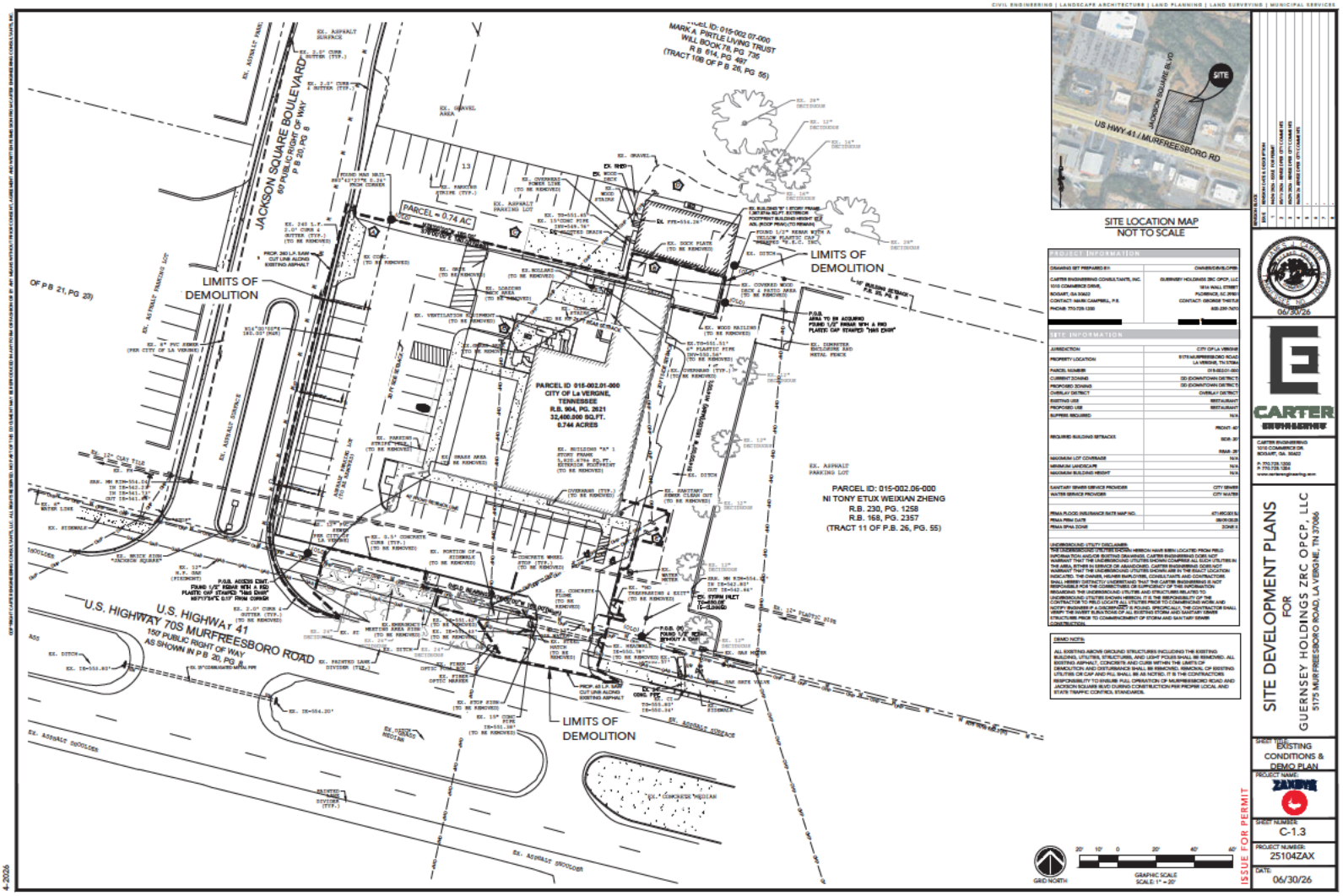
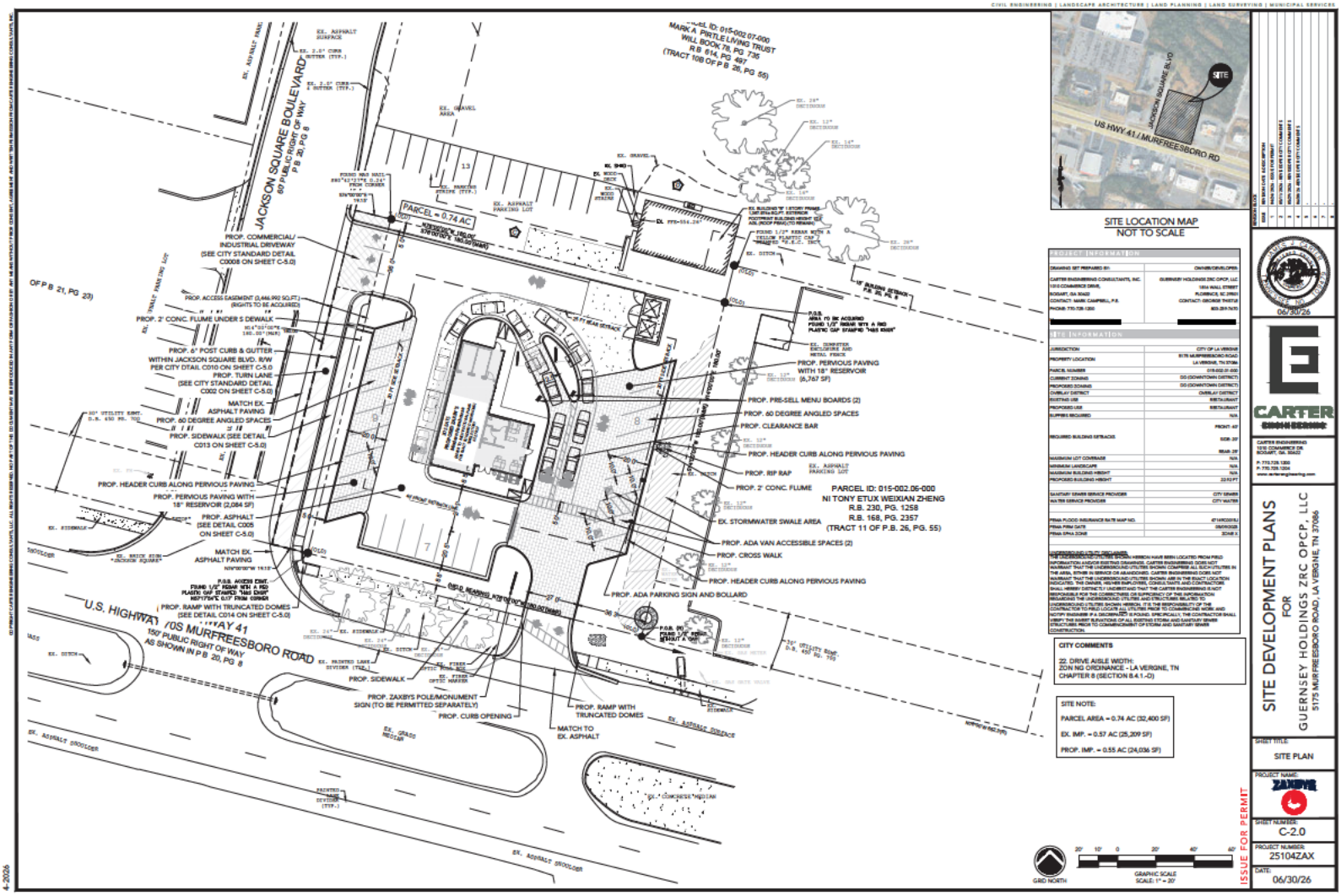
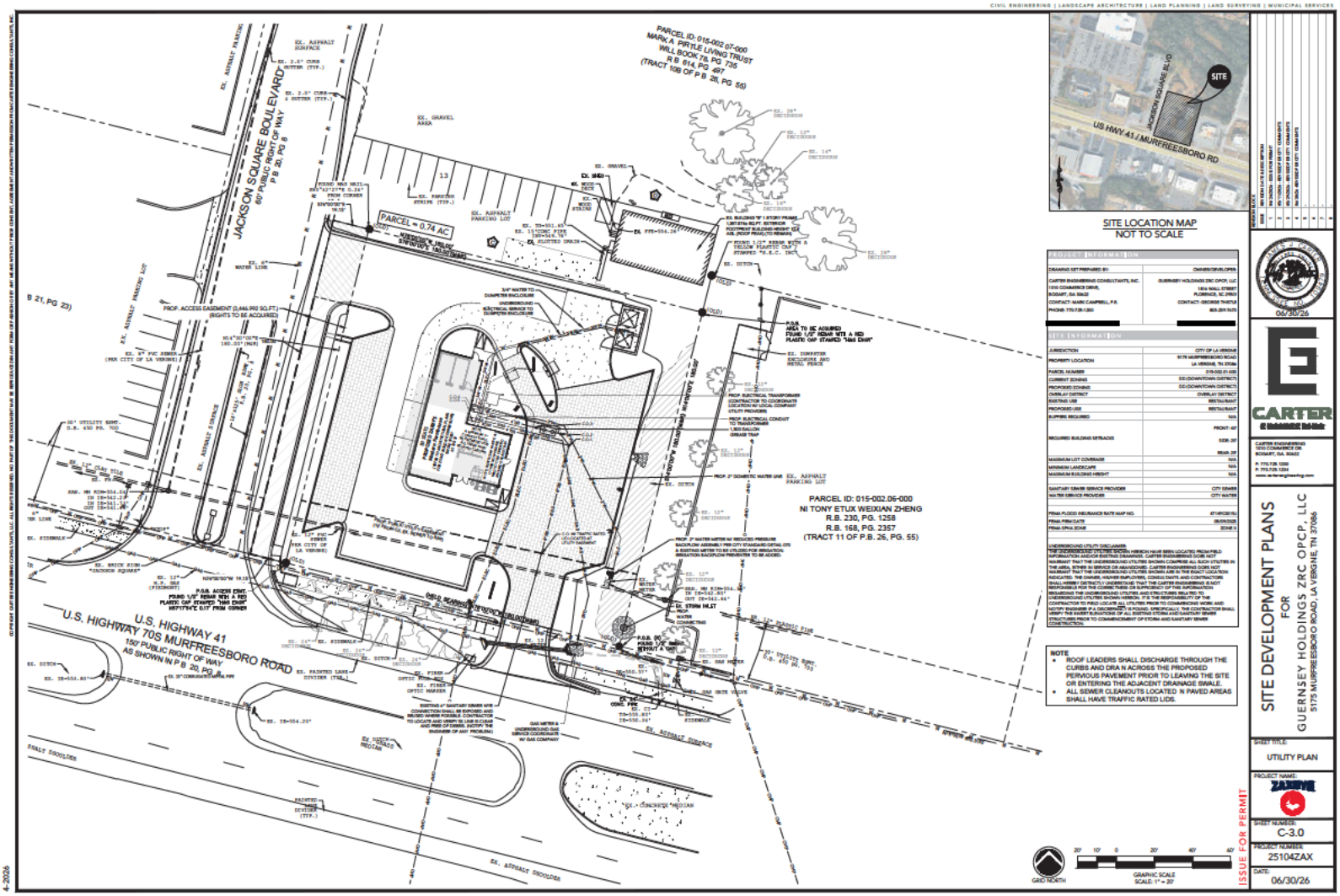
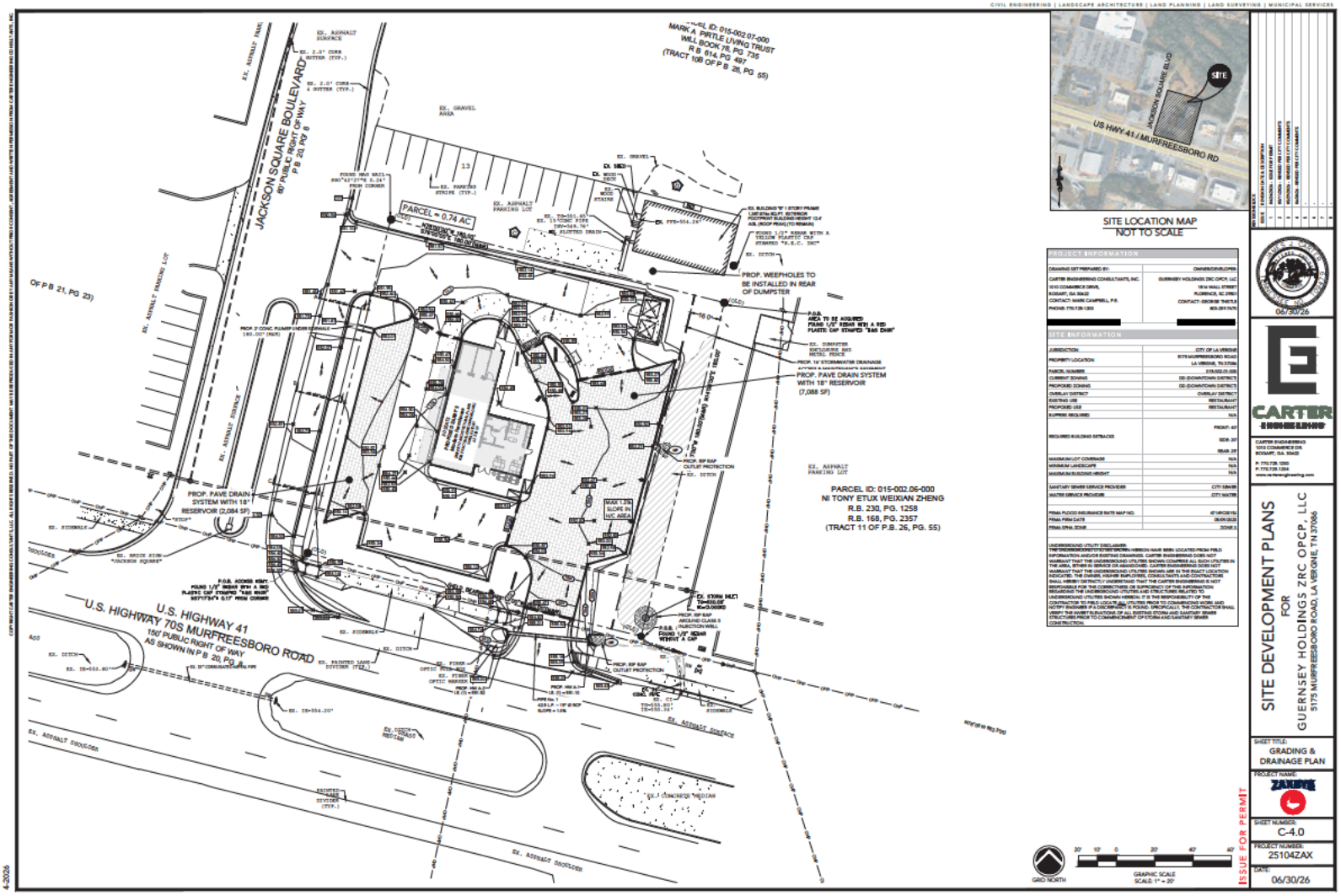

Situated in the 3rd Civil District, in the City of Lavergne, Rutherforc County, Tennessee
LEGEND
2021 ALTA/NSPS LAND TITLE SURVEY
5175 Murfreesboro Rd
SITE ADDRESS
5175 Murfreesboro Road
La Vergne, TN 37086
Rutherford County
COORDINATED BY
PARTNER
SURVEYED BY
POD
SHEET 3 OF 3


JACKSON SQUARE BOULEVARD
60' PUBLIC RIGHT OF WAY
P.B. 20, PG. 8
U.S. HIGHWAY 41
U.S. HIGHWAY 70S MURFREESBORO ROAD
150' PUBLIC RIGHT OF WAY
AS SHOWN IN P.B. 20, PG. 8
PARCEL = 0.74 AC
LIMITS OF DEMOLITION
LIMITS OF DEMOLITION
LIMITS OF DEMOLITION
PARCEL ID: 015-002.01-000
CITY OF La VERGNE, TENNESSEE
R.B. 904, PG. 2621
32,400.000 SQ.FT.
0.744 ACRES
PARCEL ID: 015-002.06-000
NI TONY ETUX WEIXIAN ZHENG
R.B. 230, PG. 1258
R.B. 168, PG. 2357
(TRACT 11 OF P.B. 26, PG. 55)
MARK A. PIRTLE LIVING TRUST
WILL BOOK 78, PG 735
R.B. 614, PG 497
(TRACT 10B OF P.B. 26, PG 55)
P.O.B. AREA TO BE ACQUIRED
FOUND 1/2" REBAR W/H. A PKD
PLASTIC CAP STAMPED "HHS ENGR"
P.O.B. AS DESCRIBED
FOUND 1/2" REBAR W/H. A PKD
PLASTIC CAP STAMPED "HHS ENGR"
P.O.B. AS DESCRIBED
FOUND 1/2" REBAR W/H A RED
PLASTIC CAP STAMPED "HHS ENGR"
N57°13'54"E 0.57' FROM CORNER
P.O.B. AS DESCRIBED
FOUND 1/2" REBAR W/H A RED
PLASTIC CAP STAMPED "HHS ENGR"
N57°13'54"E 0.57' FROM CORNER
EX. ASPHALT PARKING LOT
EX. ASPHALT SURFACE
EX. GRAVEL AREA
EX. BUILDING "A" 1 STORY FRAME 5,625.67Sq. FT. EXTERIOR FOOTPRINT (TO BE REMOVED)
EX. BUILDING "B" 1 STORY FRAME 1,307.87Sq. FT. EXTERIOR FOOTPRINT BUILDING HEIGHT (EX. ROOF PEAK) (TO REMAIN)
EX. DUMPSTER ENCLOSURE SAID METAL FENCE
EX. ASPHALT PARKING LOT
EX. ASPHALT SURFACE
EX. ASPHALT SHOULDER
EX. CONCRETE MEDIAN
EX. ASPHALT SHOULDER
EX. DITCH
EX. 2.5" CURB & GUTTER (TYP.)
EX. 0.5' CONCRETE CURB (TYP.)
EX. 6" PVC SEWER (FOR CITY OF LA VERGNE)
EX. 12" CAST IRON WATER LINE
EX. 8" WATER LINE
EX. 12" WATER LINE
EX. 6" WATER LINE
EX. 12" WATER LINE
EX. 12" WATER LINE
EX. 12


JACKSON SQUARE BOULEVARD
60' PUBLIC RIGHT OF WAY
P.B. 20, PG. 8
U.S. HIGHWAY 70S MURFREESBORO ROAD
U.S. HIGHWAY 41
150' PUBLIC RIGHT OF WAY
AS SHOWN IN P.B. 20, PG. 8
PARCEL = 0.74 AC
PARCEL ID: 015-002.07-000
MARK A. PIRTLE LIVING TRUST
WILL BOOK 78, PG. 735
R.B. 614, PG. 497
(TRACT 10B OF P.B. 26, PG. 55)
PARCEL ID: 015-002.06-000
NI TONY ETUX WEIXIAN ZHENG
R.B. 230, PG. 1258
R.B. 168, PG. 2357
(TRACT 11 OF P.B. 26, PG. 55)
PROP. COMMERCIAL/ INDUSTRIAL DRIVEWAY (SEE CITY STANDARD DETAIL C0008 ON SHEET C-5.0)
PROP. ACCESS EASEMENT (3,446.992 SQ.FT.) (RIGHTS TO BE ACQUIRED)
PROP. 2' CONC. FLUME UNDER 5' DEWALK
PROP. 6" POST CURB & GUTTER WITHIN JACKSON SQUARE BLVD. R/W PER CITY DTAIL C010 ON SHEET C-5.0
PROP. TURN LANE (SEE CITY STANDARD DETAIL C002 ON SHEET C-5.0)
MATCH EX. ASPHALT PAVING
PROP. 60 DEGREE ANGLED SPACES
PROP. SIDEWALK (SEE DETAIL C013 ON SHEET C-5.0)
PROP. HEADER CURB ALONG PERVIOUS PAVING
PROP. PERVIOUS PAVING WITH 18" RESERVOIR (2,084 SF)
PROP. ASPHALT (SEE DETAIL C005 ON SHEET C-5.0)
MATCH EX. ASPHALT PAVING
PROP. RAMP WITH TRUNCATED DOMES (SEE DETAIL C014 ON SHEET C-5.0)
PROP. SIDEWALK
PROP. ZAXBYS POLE/MONUMENT SIGN (TO BE PERMITTED SEPARATELY)
PROP. CURB OPENING
PROP. RAMP WITH TRUNCATED DOMES
MATCH TO EX. ASPHALT
PROP. PERVIOUS PAVING WITH 18" RESERVOIR (6,767 SF)
PROP. PRE-SELL MENU BOARDS (2)
PROP. 60 DEGREE ANGLED SPACES
PROP. CLEARANCE BAR
PROP. HEADER CURB ALONG PERVIOUS PAVING
PROP. RIP RAP
PROP. 2' CONC. FLUME
EX. STORMWATER SWALE AREA
PROP. ADA VAN ACCESSIBLE SPACES (2)
PROP. CROSS WALK
PROP. HEADER CURB ALONG PERVIOUS PAVING
PROP. ADA PARKING SIGN AND BOLLARD
EX. BUILDING 1 STORY FRAME
EX. ASPHALT PARKING LOT
EX. GRAVEL AREA
EX. CONCRETE MEDIAN
EX. ASPHALT SHOULDER
EX. DITCH
EX. SIDEWALK
EX. CURB & GUTTER
EX. FIBER OPTIC MARKER
EX. FENCE
EX. TREE LINE
EX. UTILITY POLE
EX. GUY WIRE
EX. MAILBOX
EX. WOOD DECK
EX. SHED
EX. GAZEBO
EX. GRAVEL
EX. TRAFFIC SIGNAL BOX
EX. GRASS MEDIAN
EX. PAINTED LANE DIVIDER (TYP.)
EX. 2.5' CURB & GUTTER (TYP.)
EX. ASPHALT SURFACE
EX. ASPHALT PAVING
EX. TRAFFIC STRIPE (TYP.)
EX. 24" SIDEWALK
EX. 12" DECIDUOUS
EX. 14" DECIDUOUS
EX. 28" DECIDUOUS
EX. 20" DECIDUOUS
EX. 16" DECIDUOUS
EX. 10" DECIDUOUS
EX. 18" DECIDUOUS
EX. 30" DECIDUOUS
EX. 36" DECIDUOUS
EX. 32" DECIDUOUS
EX. 22" DECIDUOUS
EX. 26" DECIDUOUS
EX. 34" DECIDUOUS
EX. 8" DECIDUOUS
EX. 6" DECIDUOUS
EX. 4" DECIDUOUS
EX. 2" DECIDUOUS
EX. 3" DECIDUOUS
EX. 5" DECIDUOUS
EX. 7" DECIDUOUS
EX. 9" DECIDUOUS
EX. 11" DECIDUOUS
EX. 13" DECIDUOUS
EX. 15" DECIDUOUS
EX. 17" DECIDUOUS
EX. 19" DECIDUOUS
EX. 21" DECIDUOUS
EX. 23" DECIDUOUS
EX. 25" DECIDUOUS
EX. 27" DECIDUOUS
EX.


JACKSON SQUARE BOULEVARD
60' PUBLIC RIGHT OF WAY
P.B. 20, PG. 8
U.S. HIGHWAY 41
U.S. HIGHWAY 70S MURFREESBORO ROAD
150' PUBLIC RIGHT OF WAY
AS SHOWN IN P.B. 20, PG. 8
PARCEL = 0.74 AC
PARCEL ID: 015-002.07-000
MARK A. PETTLE LIVING TRUST
WILL BOOK 78, PG. 735
R.B. 614, PG. 497
(TRACT 10B OF P.B. 26, PG. 55)
PARCEL ID: 015-002.06-000
NI TONY ETUX WEIXIAN ZHENG
R.B. 230, PG. 1258
R.B. 168, PG. 2357
(TRACT 11 OF P.B. 26, PG. 55)
PROP. ACCESS EASEMENT (3,444.992 SQ.FT.)
(RIGHTS TO BE ACQUIRED)
P.O.B.
AREA TO BE ACQUIRED
FOUND 1/2" REBAR WITH A RED
PLASTIC CAP STAMPED "Hall Distr"
P.O.B. ACCESS EASEMENT
FOUND 1/4" REBAR WITH A RED
PLASTIC CAP STAMPED "HALL DIST"
BEARINGS & DIST FROM CORNER
PROP. BUILDING
PROP. ASPHALT PARKING LOT
EX. ASPHALT PARKING LOT
EX. GRAVEL AREA
EX. ASPHALT SURFACE
EX. CONCRETE MEDIAN
EX. ASPHALT SHOULDER
PAINT SHOULDER
EX. DUMPSTER ENCLOSURE AND METAL FENCE
PROP. ELECTRICAL TRANSFORMER
PROP. ELECTRICAL CONDUIT TO TRANSFORMER
1,500 GALLON GREASE TRAP
PROP. 3" DOMESTIC WATER LINE
PROP. 3" WATER METER W/ REDUCED PRESSURE BACKFLOW ASSEMBLY PER CITY STANDARD DETAIL
EX. STRIPING
EX. WATER VALVE
EX. GAS METER
EX. GAS VALVE
EX. FIBER OPTIC MARKER
EX. PAINTED LANE SYSTEMS STRIPING
EX. 12" WATER LINE
EX. 8" SANITARY SEWER LINE
EX. 6" WATER LINE
EX. 8" PVC SEWER
EX. 10" UTILITY EASE. D.B. 150 PG. 302
EX. 2.5" CURB & GUTTER (TYP.)
EX. PAVEMENT STRIPE (TYP.)
EX. BUILDING "B" 1 STORY FRAME 1,287 SQ.FT. EXTERIOR FOOTPRINT BUILDING HEIGHT 12' AVG. (ROOF PEAK) (TO REMAIN)
EX. BUILDING "A" 1 STORY FRAME 1,287 SQ.FT. EXTERIOR FOOTPRINT BUILDING HEIGHT 12' AVG. (ROOF PEAK) (TO REMAIN)
EX. BRICK SIGN "JACKSON SQUARE"
EX. 12" STORM PIPE
EX. 24" STORM PIPE
EX. 30" STORM PIPE
EX. STORM MH ST
EX. STORM INLET
EX. DITCH
EX. 6" WATER LINE
EX. 2" GAS LINE
EX. 4" GAS LINE
EX. 8" GAS LINE
EX. 2" GAS METER
EX. 4" GAS METER
EX. 8" GAS METER
EX. 2" GAS VALVE
EX. 4" GAS VALVE
EX. 8" GAS VALVE
EX. 8" GAS GATE VALVE
EX. 12" GAS GATE VALVE
EX. 2" GAS RISER
EX. 4" GAS RISER
EX. 8" GAS RISER
EX. 12" GAS RISER
EX. 6" GAS LINE
EX. 12" GAS LINE
EX. 6" GAS METER
EX. 12" GAS METER
EX. 6" GAS VALVE
EX. 12" GAS VALVE
EX. 6" GAS RISER
EX. 12" GAS RISER
EX. 6" GAS GATE VALVE
EX. 12" GAS GATE VALVE

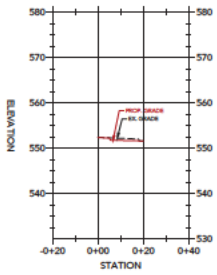

JACKSON SQUARE BOULEVARD
60' PUBLIC RIGHT OF WAY
P.B. 20, PG. 8
U.S. HIGHWAY 41
U.S. HIGHWAY 70S MURFREESBORO ROAD
150' PUBLIC RIGHT OF WAY
AS SHOWN IN P.B. 20, PG. 8
PARCEL = 0.74 AC
PROP. PAVE DRAIN SYSTEM WITH 18" RESERVOIR (2,084 SF)
PROP. PAVE DRAIN SYSTEM WITH 18" RESERVOIR (7,088 SF)
PROP. WEEPHOLES TO BE INSTALLED IN REAR OF DUMPSTER
PARCEL ID: 015-002.06-000
NI TONY ETUX WEIXIAN ZHENG
R.B. 230, PG. 1258
R.B. 168, PG. 2357
(TRACT 11 OF P.B. 26, PG. 55)
PARCEL ID: 015-002.07-000
MARK A. PIRTLE LIVING TRUST
WILL BOOK 78, PG. 735
R.B. 614, PG. 497
(TRACT 10B OF P.B. 26, PG. 55)
SITE
JACKSON SQUARE BLVD
US HWY 41 / MURFREESBORO RD
SITE LOCATION MAP
NOT TO SCALE
PROJECT INFORMATION
SITE INFORMATION
CARTER ENGINEERING
SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086
GRADING & DRAINAGE PLAN
C-4.0
25104ZAX
06/30/26
ISSUE FOR PERMIT
GRAPHIC SCALE
SCALE: 1" = 20'

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | LAND PLANNING | LAND SURVEYING | MUNICIPAL SERVICES

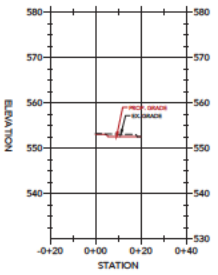


SITE LOCATION MAP
NOT TO SCALE

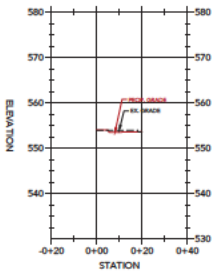
CROSS SECTION AA PROFILE



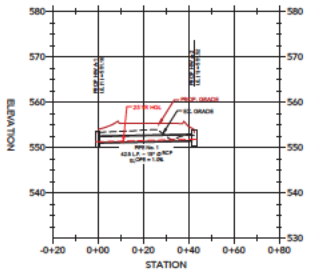
CROSS SECTION BB PROFILE



CROSS SECTION CC PROFILE



STORM PROFILE



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

06/30/26

CARTER ENGINEERING

CARTER ENGINEERING
1010 COMMERCE DR.
ROSWELL, GA. 30022
P: 770.728.1200
F: 770.728.1264
www.carterengineering.com

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

SHEET TITLE:
PROFILES

PROJECT NAME:
ZAXBY'S

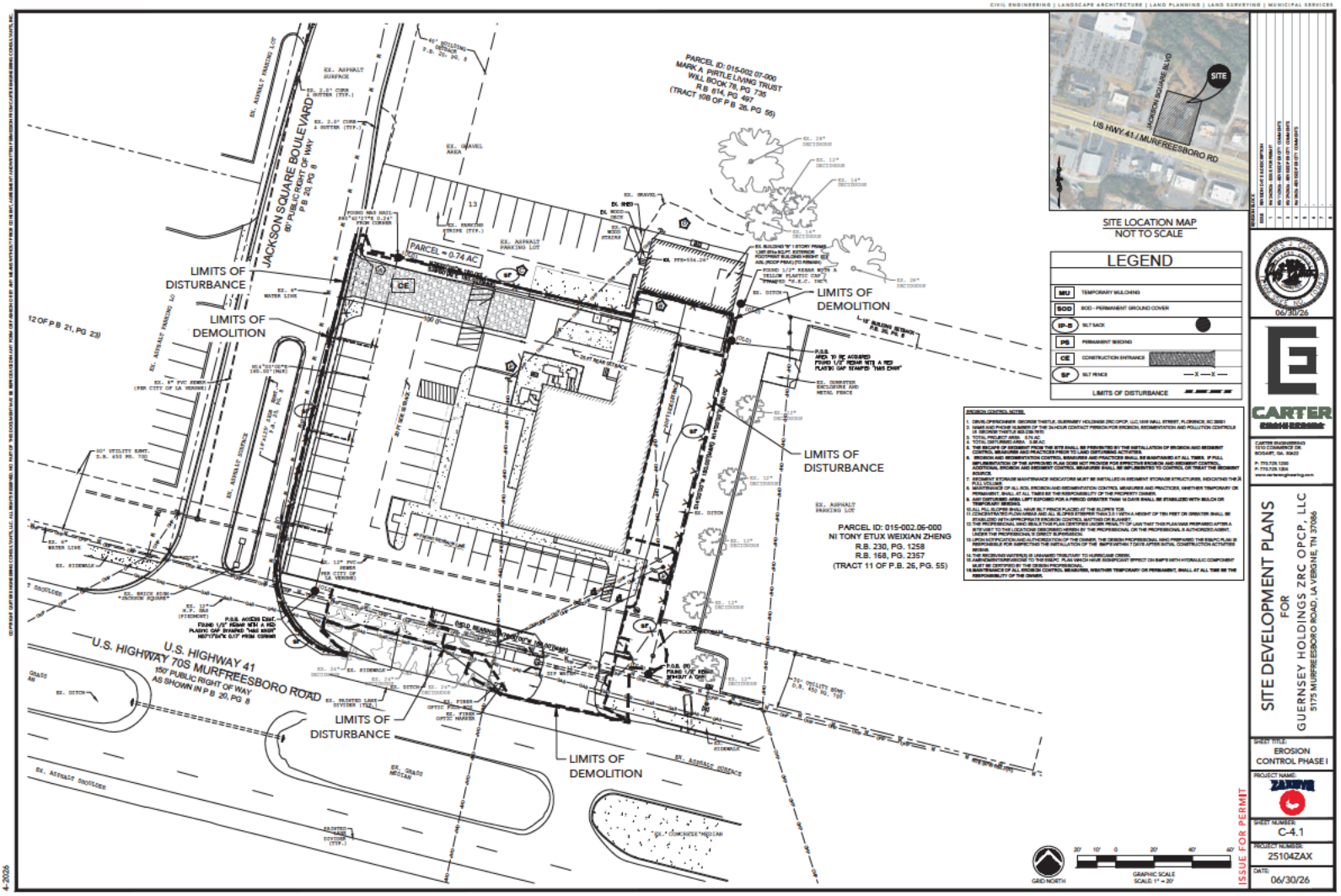
SHEET NUMBER:
C-4.0.1

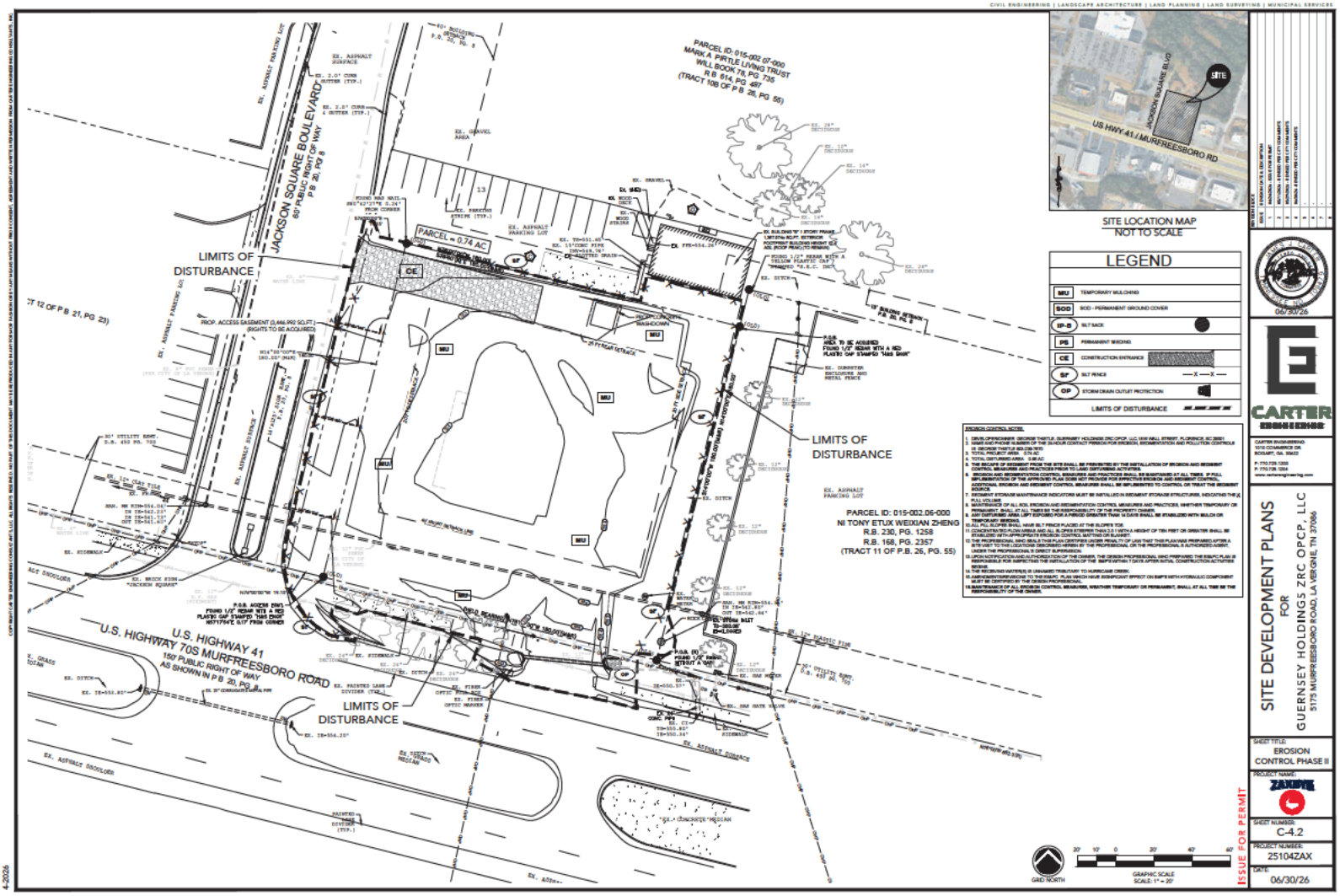
PROJECT NUMBER:
25104ZAX

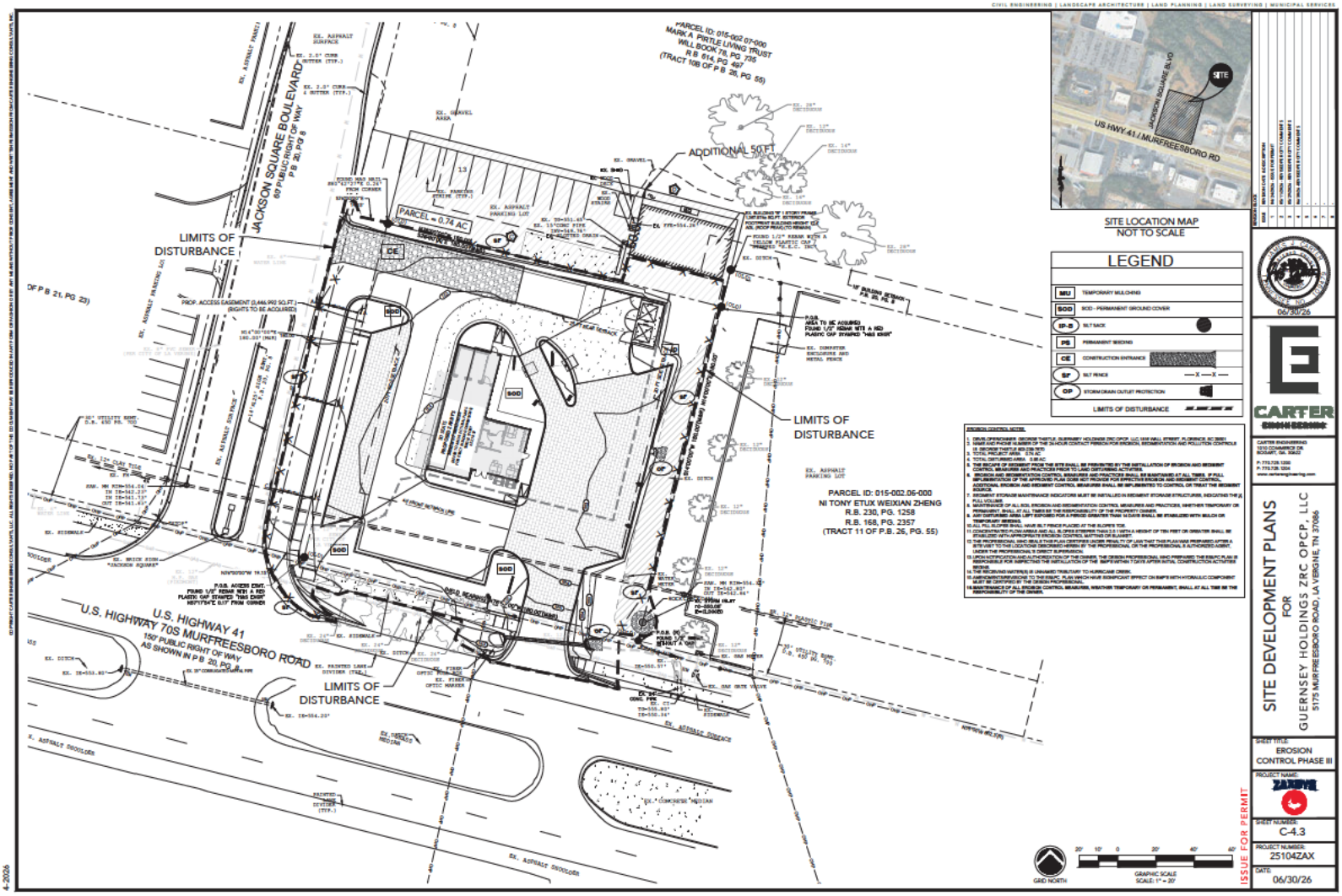
DATE:
06/30/26

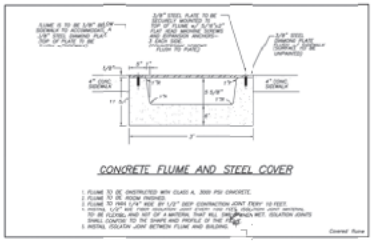
ISSUE FOR PERMIT

4-2026


JACKSON SQUARE BOULEVARD
80' PUBLIC RIGHT OF WAY
P.B. 20, PG. 8
U.S. HIGHWAY 41
U.S. HIGHWAY 70S MURFREESBORO ROAD
150' PUBLIC RIGHT OF WAY
AS SHOWN IN P.B. 20, PG. 8
PARCEL = 0.74 AC
PARCEL ID: 015-002.07-000
MARK A. PIRTLE LIVING TRUST
WILL BOOK 79, PG. 735
R.B. 614, PG. 497
(TRACT 10B OF P.B. 26, PG. 55)
PARCEL ID: 015-002.06-000
NI TONY ETUX WEIXIAN ZHENG
R.B. 230, PG. 1258
R.B. 168, PG. 2357
(TRACT 11 OF P.B. 26, PG. 55)
LIMITS OF DISTURBANCE
LIMITS OF DEMOLITION
LIMITS OF DISTURBANCE
LIMITS OF DISTURBANCE
LIMITS OF DEMOLITION
12 OF P.B. 21, PG. 23)
SITE
JACKSON SQUARE BLVD
US HWY 41 / MURFREESBORO RD
SITE LOCATION MAP
NOT TO SCALE
LEGEND
MU TEMPORARY MULCHING
SOD SOD - PERMANENT GROUND COVER
SF SILT FENCE
CE CONSTRUCTION ENTRANCE
LIMITS OF DISTURBANCE
GRID NORTH
GRAPHIC SCALE
SCALE: 1" = 20'
ISSUE FOR PERMIT
CARTER
CARTER ENGINEERING
1010 COMMERCE DR
BOGART, GA. 30622
P. 770.725.1200
F. 770.725.1304
www.carterengineering.com
SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086
SHEET TITLE:
EROSION
CONTROL PHASE I
PROJECT NAME:
ZONING
SHEET NUMBER:
C-4.1
PROJECT NUMBER:
25104ZAX
DATE:
06/30/26
06/30/26


JACKSON SQUARE BOULEVARD
60' PUBLIC RIGHT OF WAY
P.B. 20, PG. 8
U.S. HIGHWAY 41
U.S. HIGHWAY 70S MURFREESBORO ROAD
150' PUBLIC RIGHT OF WAY
AS SHOWN IN P.B. 20, PG. 8
PARCEL = 0.74 AC
LIMITS OF DISTURBANCE
LIMITS OF DISTURBANCE
LIMITS OF DISTURBANCE
PARCEL ID: 015-002.07-000
MARK A. PIRTLE LIVING TRUST
WILL BOOK 78, PG. 735
R.B. 814, PG. 497
(TRACT 10B OF P.B. 26, PG. 55)
PARCEL ID: 015-002.06-000
NI TONY ETUX WEIXIAN ZHENG
R.B. 230, PG. 1258
R.B. 168, PG. 2357
(TRACT 11 OF P.B. 26, PG. 55)
PROP. ACCESS EASEMENT (3,446.992 SQ.FT.)
(RIGHTS TO BE ACQUIRED)
EX. ASPHALT PARKING LOT
EX. ASPHALT SURFACE
EX. GRAVEL AREA
EX. BUILDING
EX. CONCRETE SIDEWALK
EX. ASPHALT SHOULDER
EX. GRASS MEDIAN
EX. PAINTED SAFE-DIVIDER STRIPE
EX. CONCRETE MEDIAN
EX. RIDGE LINE
EX. TREE LINE
EX. 12" DECIDUOUS
EX. 24" DECIDUOUS
EX. 28" DECIDUOUS
EX. 36" DECIDUOUS
EX. 42" DECIDUOUS
EX. 48" DECIDUOUS
EX. 54" DECIDUOUS
EX. 60" DECIDUOUS
EX. 72" DECIDUOUS
EX. 84" DECIDUOUS
EX. 96" DECIDUOUS
EX. 108" DECIDUOUS
EX. 120" DECIDUOUS
EX. 132" DECIDUOUS
EX. 144" DECIDUOUS
EX. 156" DECIDUOUS
EX. 168" DECIDUOUS
EX. 180" DECIDUOUS
EX. 192" DECIDUOUS
EX. 204" DECIDUOUS
EX.

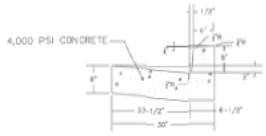

JACKSON SQUARE BOULEVARD
60' PUBLIC RIGHT OF WAY
P.B. 20, PG 8
U.S. HIGHWAY 41
150' PUBLIC RIGHT OF WAY
AS SHOWN IN P.B. 20, PG 8
U.S. HIGHWAY 70S MURFREESBORO ROAD
PARCEL = 0.74 AC
LIMITS OF DISTURBANCE
ADDITIONAL 50FT
PARCEL ID: 015-002.07-000
MARK A. PIRTLE LIVING TRUST
R.B. 614, PG. 497
(TRACT 10B OF P.B. 28, PG. 55)
PARCEL ID: 015-002.06-000
NI TONY ETUK WEIXIAN ZHENG
R.B. 230, PG. 1258
R.B. 168, PG. 2357
(TRACT 11 OF P.B. 25, PG. 55)
SITE
JACKSON SQUARE BLVD
US HWY 41 / MURFREESBORO RD
SITE LOCATION MAP
NOT TO SCALE
LEGEND
MU TEMPORARY MULCHING
SOD SOD - PERMANENT GROUND COVER
SF SILT FENCE
CE CONSTRUCTION ENTRANCE
LIMITS OF DISTURBANCE
GRID NORTH
GRAPHIC SCALE
SCALE: 1" = 20'
ISSUE FOR PERMIT
CARTER ENGINEERING
1810 COMMERCE DR
BOGART, GA 30622
P: 770.725.1200
F: 770.725.1204
www.carterengineering.com
SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5173 MURFREESBORO ROAD, LA VERGNE, TN 37086
SHEET TITLE:
EROSION CONTROL PHASE III
PROJECT NAME:
ZARDYR
SHEET NUMBER:
C-4.3
PROJECT NUMBER:
25104ZAX
DATE:
06/30/26
06/30/26



CONCRETE FLUME AND STEEL COVER



MOUNTABLE CURB AND GUTTER
FOR USE ON MINOR RESIDENTIAL ROADS



6" POST CURB AND GUTTER
FOR ALL ROADS OTHER THAN MINOR RESIDENTIAL

CURB SECTIONS

NOTE: SEE CITY OF LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR ROADS AND CIVIL WORK

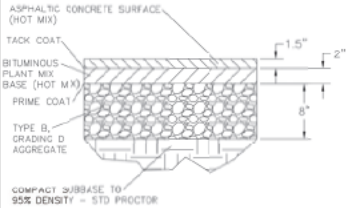
LA VERGNE Engineering Department

Revisid 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.



MINIMUM PAVEMENT SECTION – MINOR STREET

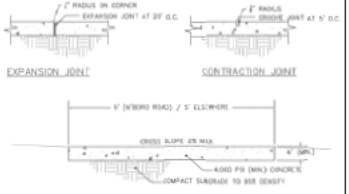
NOTE: SEE CITY OF LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR ROADS AND CIVIL WORK

LA VERGNE Engineering Department

Revisid November 2024

STANDARD DETAIL C002

CITY OF LA VERGNE, TENNESSEE



NOTE: ALL PUBLIC SIDEWALKS IN THE CITY OF LA VERGNE MUST COMPLY WITH THE LATEST "PUBLIC R.O.W. ACCESSIBILITY GUIDELINES (PROWAG)"(30 CFR 1190) INCLUDING PLACEMENT OF OBSTRUCTIONS SUCH AS SIGNS, POLES, AND MAILBOXES.

NOTE: PUBLIC WALKS MUST BE COMPLETELY INSIDE THE PUBLIC RIGHT-OF-WAY. IN THE EVENT THAT THE LANDOWNER CHOOSES TO PLACE ALL OR ANY PORTION OF THE WALK OUTSIDE OF THE PUBLIC RIGHT-OF-WAY FOR THE PURPOSES IN SUPPORT OF THEIR DEVELOPMENT, THEN SAID LANDOWNER MUST VOLUNTARILY DEDICATE A PUBLIC ACCESS AND MAINTENANCE EASEMENT IN PERPETUITY TO THE CITY COVERING THE FULL EXTEND OF THE WALK. THIS DEDICATION WILL NOT BE CONSIDERED A PUBLIC TAKING.

PUBLIC CONCRETE WALKS

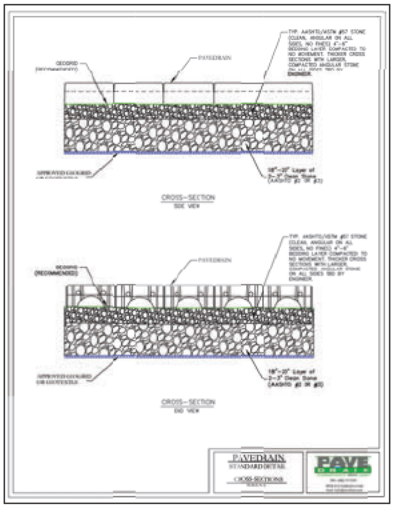
NOTE: SEE CITY OF LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR ROADS AND CIVIL WORK

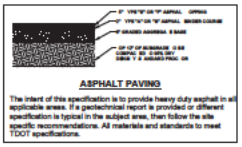
LA VERGNE Engineering Department

Revisid November 2024

STANDARD DETAIL C013

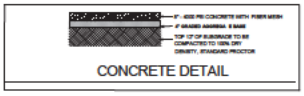
CITY OF LA VERGNE, TENNESSEE



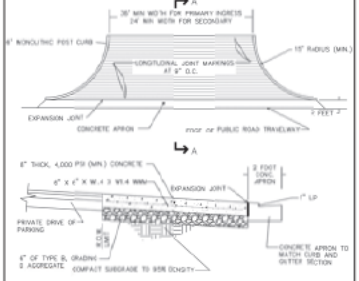


ASPHALT PAVING

The intent of this specification is to provide heavy duty asphalt in all applicable areas. If a geotechnical report is provided or different specification is typical in the subject area, then follow the site specific recommendations. All materials and standards to meet TDOT specifications.



CONCRETE DETAIL



SECTION A–A

COMMERCIAL/INDUSTRIAL DRIVEWAY RAMP

NOTE: SEE CITY OF LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR ROADS AND CIVIL WORK

LA VERGNE Engineering Department

Revisid November 2024

STANDARD DETAIL C038

CITY OF LA VERGNE, TENNESSEE

ISSUE FOR PERMIT

06/30/26

CARTER ENGINEERING
1010 COMMERCE DR.
MURFREESBORO, TN 37129
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www.carterengineering.com

SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5173 MURFREESBORO ROAD, LA VERGNE, TN 37086

SHEET TITLE: STANDARD DETAILS

PROJECT NAME: ZAXNE

SHEET NUMBER: C-5.0

PROJECT NUMBER: 25104ZAX

DATE: 06/30/26

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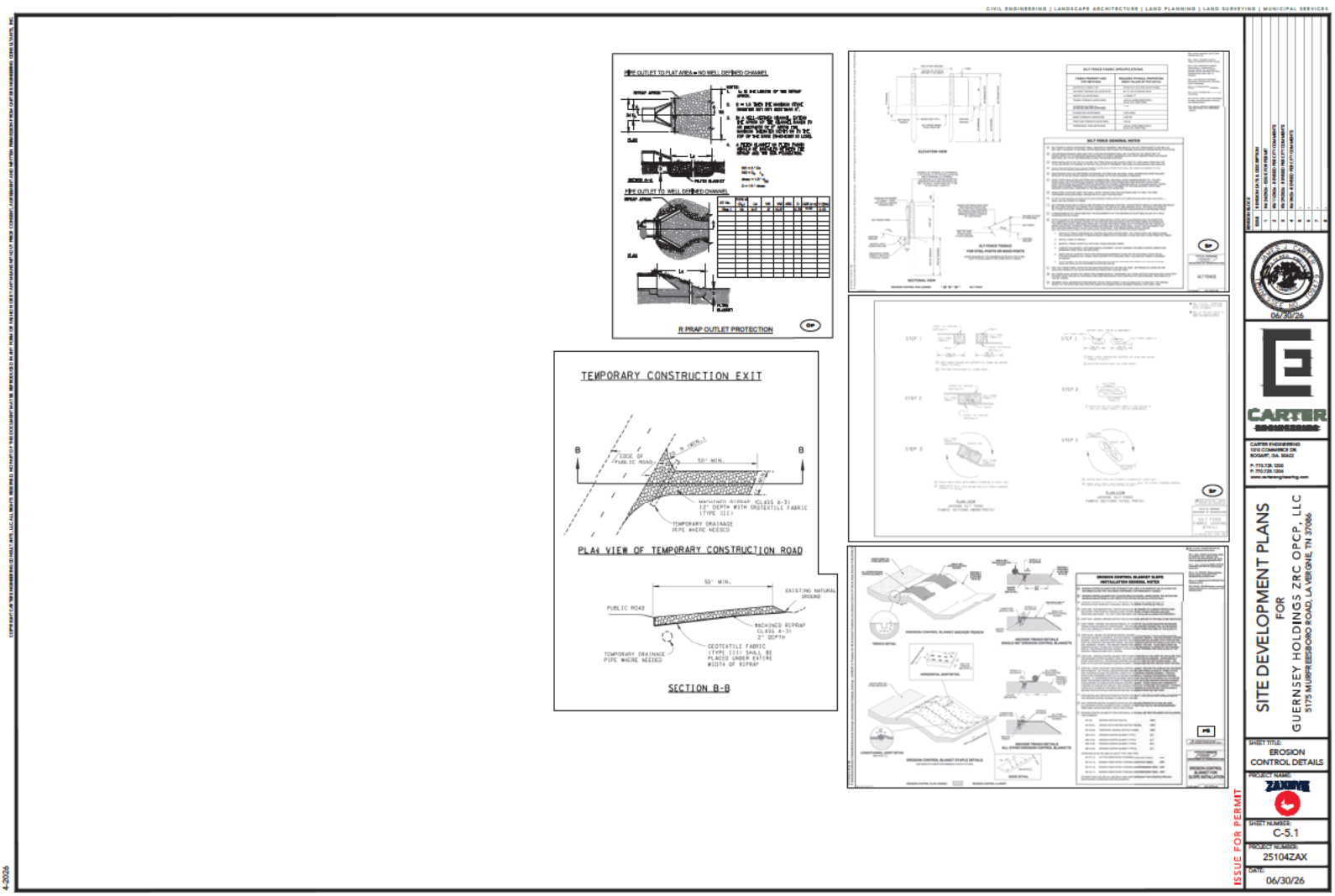
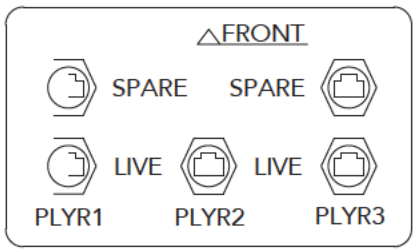
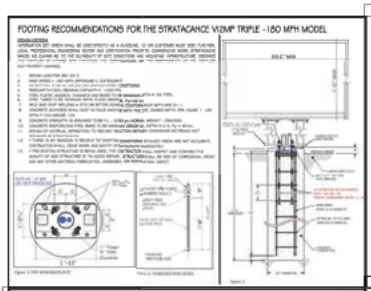
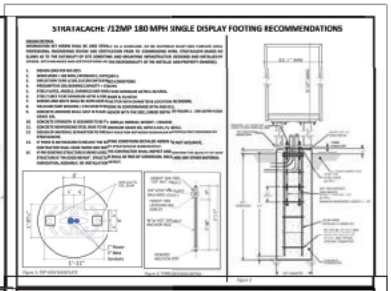
4-2026

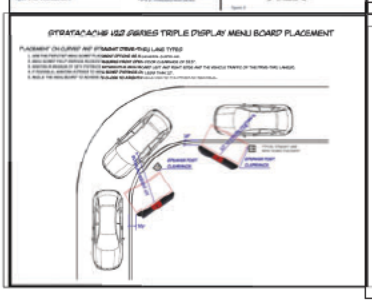

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | LAND PLANNING | LAND SURVEYING | MUNICIPAL SERVICES
R PRAP OUTLET PROTECTION
TEMPORARY CONSTRUCTION EXIT
PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD
SECTION B-B
ISSUE FOR PERMIT
06/30/26
CARTER ENGINEERING
SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086
SHEET TITLE:
EROSION CONTROL DETAILS
PROJECT NAME:
SHEET NUMBER:
C-5.1
PROJECT NUMBER:
25104ZAX
DATE:
06/30/26
4-2026

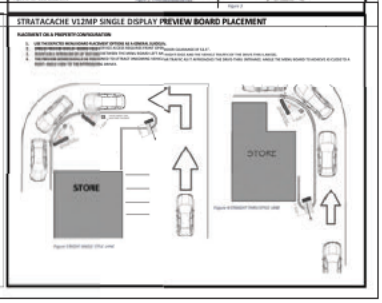


5 NETWORK CABLE SCHEMATIC
NOT TO SCALE











ISSUE FOR PERMIT

06/30/26

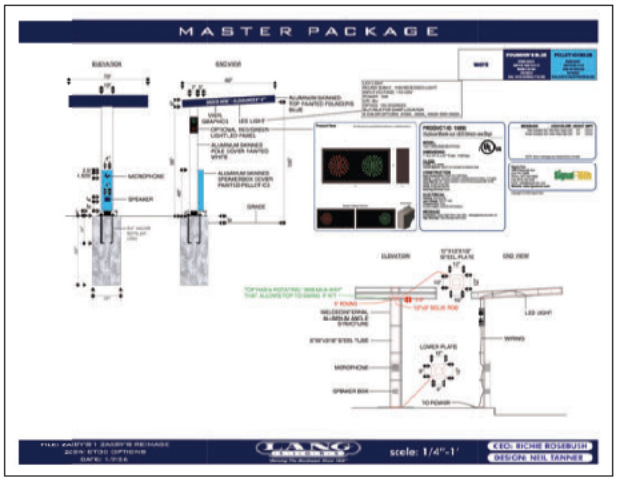
CARTER ENGINEERING
1010 COMMERCE DR.
BOSSIER, LA. 59420
P: 770.728.1200
P: 770.728.1204
www.carterengineering.com

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

SHEET TITLE: MENU BOARD DETAILS
PROJECT NAME: ZAXBY'S
SHEET NUMBER: C-6.0
PROJECT NUMBER: 25104ZAX
DATE: 06/30/26

4-2026

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | LAND PLANNING | LAND SURVEYING | MUNICIPAL SERVICES



REVISION NO.	DATE	DESCRIPTION
1	04/30/2026	ISSUE FOR PERMIT
2	05/15/2026	REVISED PER CITY COMMENTS
3	05/20/2026	REVISED PER CITY COMMENTS
4	06/30/2026	REVISED PER CITY COMMENTS
5		
6		
7		
8		

06/30/26

CARTER ENGINEERING

CARTER ENGINEERING
1010 COMMERCE DR.
ROGART, GA. 30422
P: 770.728.1200
F: 770.728.1204
www.carterengineering.com

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

SHEET TITLE: CANOPY DETAILS

PROJECT NAME: ZAXBYE

SHEET NUMBER: C-6.1

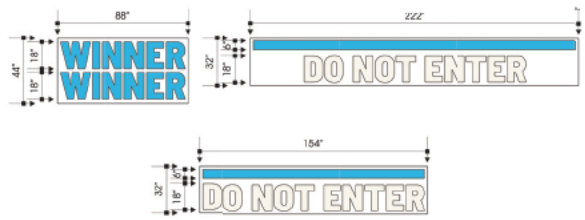
PROJECT NUMBER: 25104ZAX

DATE: 06/30/26

ISSUE FOR PERMIT

4-2026

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | LAND PLANNING | LAND SURVEYING | MUNICIPAL SERVICES



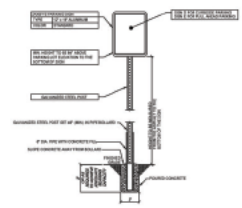
NOT TO SCALE

SPECIFICATIONS:
ROUTED 1/8" LOW DENSITY WHITE POLYETHYLENE. COLORS SHOWN ARE PAINT COLORS FOR THE PARKING LOT, COLESLAW WHITE & PMS 298C BLUE

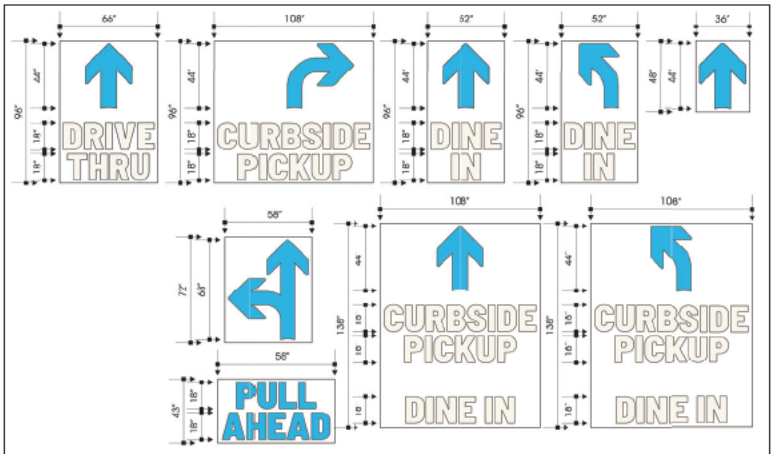




Note: Sign design may be different than depicted above. Signage vendor to provide curbside and pull ahead signage. GC to install steel post and signage provided by the signage vendor at designated curbside and pull ahead parking stalls.



ZAXBY'S SIGN POST DETAIL
NOT TO SCALE



SPECIFICATIONS:
ROUTED 1/8" LOW DENSITY WHITE POLYETHYLENE. COLORS SHOWN ARE PAINT COLORS FOR THE PARKING LOT, COLESLAW WHITE & PMS 298C BLUE

ISSUE FOR PERMIT

06/30/26

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CARTER ENGINEERING
1010 COMMERCE DR.
BOGART, GA. 30622
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F: 770.728.1204
www.carterengineering.com

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

SHEET TITLE: STRIPING DETAILS

PROJECT NAME: ZAXBY'S

SHEET NUMBER: C-6.2

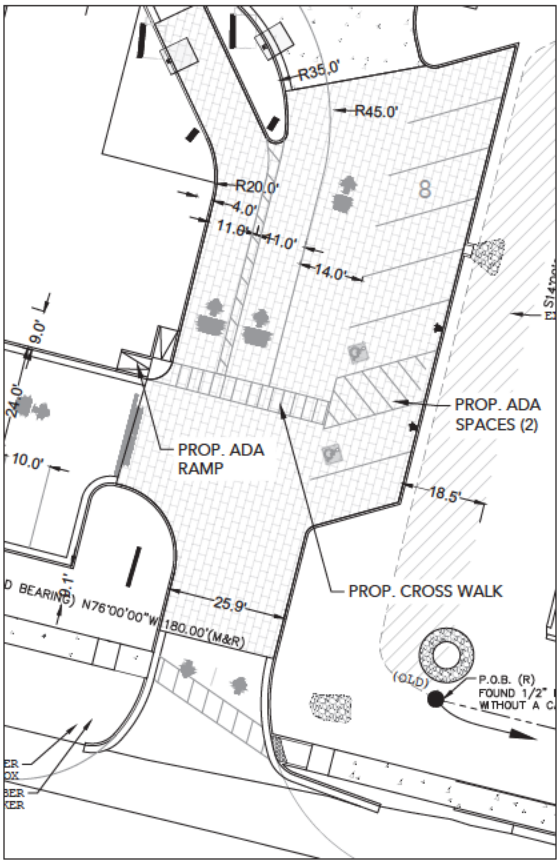
PROJECT NUMBER: 25104ZAX

DATE: 06/30/26

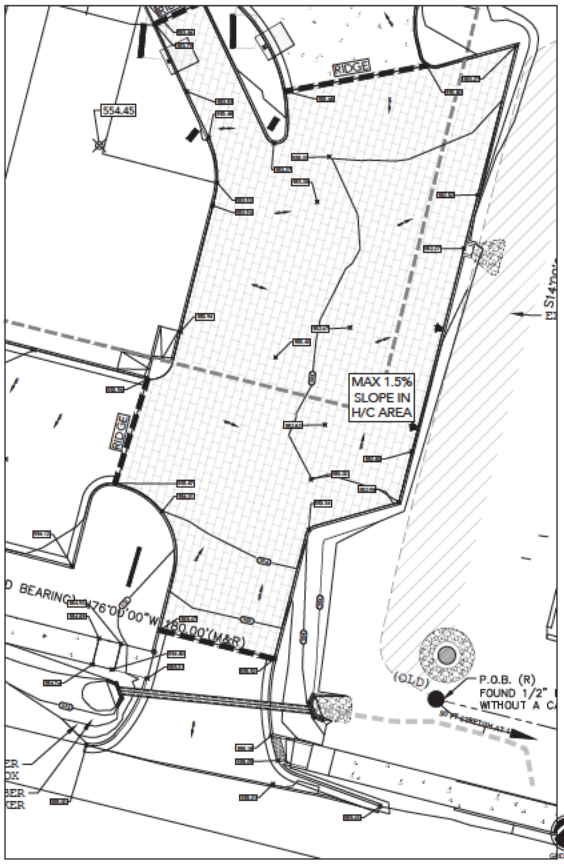
4-2026

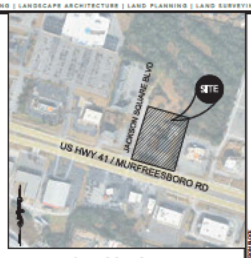
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | LAND PLANNING | LAND SURVEYING | MUNICIPAL SERVICES

SITE



GRADING





SITE LOCATION MAP
NOT TO SCALE

ISSUE FOR PERMIT

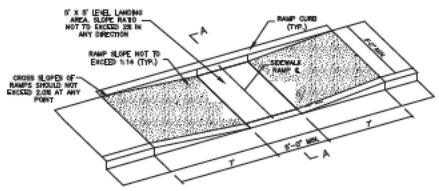
06/30/26

CARTER ENGINEERING
1810 COMMERCE DR
BOGART, GA 30622
P: 770.725.1200
F: 770.725.1204
www.carterengineering.com

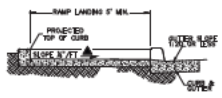
SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086

SHEET TITLE: ADA ACCESS PLAN
PROJECT NAME: ZAXBYS
SHEET NUMBER: C-7.0
PROJECT NUMBER: 25104ZAX
DATE: 06/30/26

4-2026



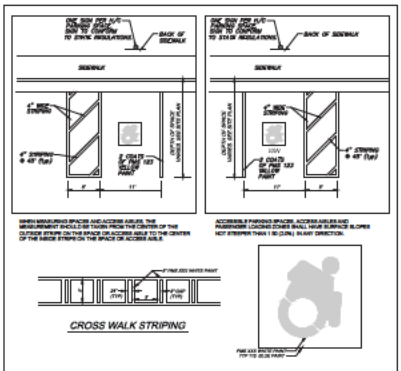
ISOMETRIC VIEW OF RAMP



SECTION A-A

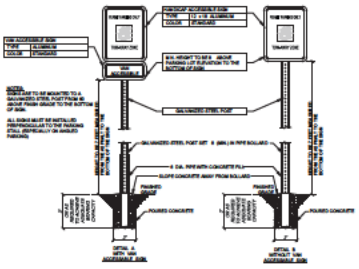
NOTES:
1. HANDICAP RAMP CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE AND CITY CODES AND SPECIFICATIONS.
2. SURFACES SHALL MEET THE REQUIREMENTS OF 2010 ADA AND THE 2004 ADAAG
3. THE SLOPE OF THE GUTTER MUST NOT EXCEED 1:20 ADJACENT TO THE RAMP.

STANDARD CONSTRUCTION DETAIL
HANDICAP RAMP TYPE I



CROSS WALK STRIPING

PAINTED HANDICAPPED PARKING SPACE & SYMBOL
NOT TO SCALE



"HANDICAP PARKING ONLY" SIGNS
NOT TO SCALE

ISSUE FOR PERMIT

CARTER ENGINEERING
1010 COMMERCE DR.
ROGART, GA. 30620
P: 770.725.1200
F: 770.725.1204

SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5173 MURPREESBORO ROAD, LA VERGNE, TN 37086

SHEET TITLE: ADA DETAILS
PROJECT NAME: ZAXBY'S
SHEET NUMBER: C-7.1
PROJECT NUMBER: 25104ZAX
DATE: 06/30/26

06/30/26

4-2026

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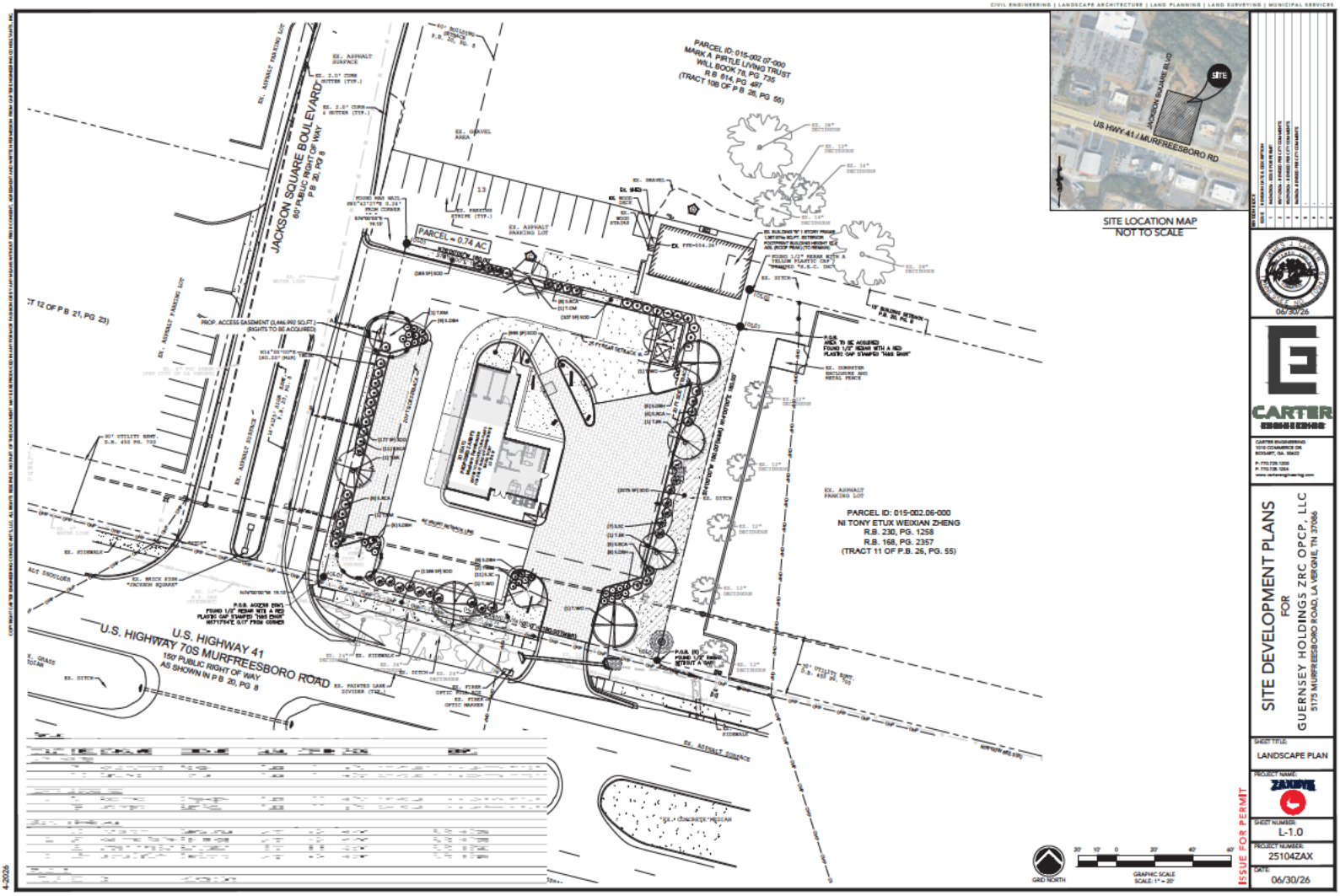
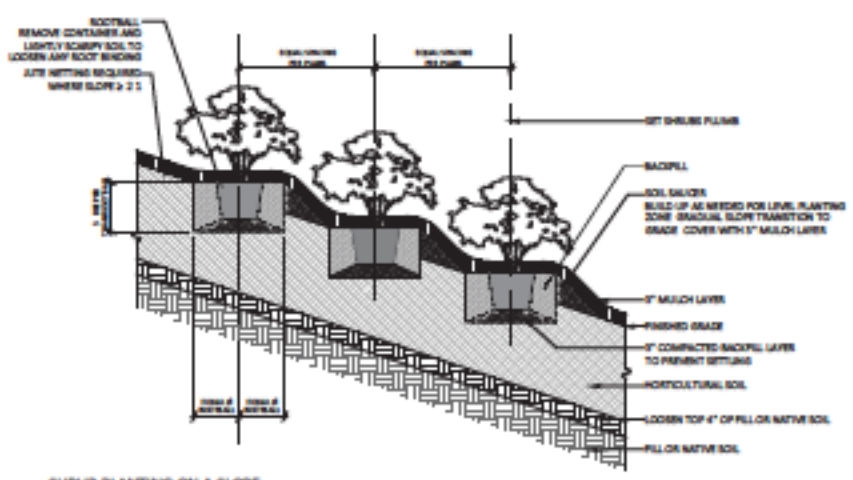
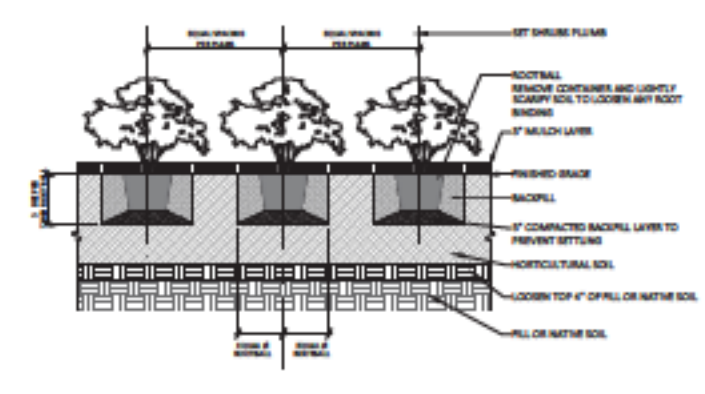

JACKSON SQUARE BOULEVARD
60' PUBLIC RIGHT OF WAY
P.B. 20, PG 8
U.S. HIGHWAY 41
U.S. HIGHWAY 70S MURFREESBORO ROAD
150' PUBLIC RIGHT OF WAY
AS SHOWN IN P.B. 20, PG 8
PARCEL = 0.74 AC
PARCEL ID: 015-002.07-000
MARK A. PIRTLE LIVING TRUST
WILL BOOK 78, PG 735
R.B. 814, PG. 497
(TRACT 10B OF P.B. 26, PG. 55)
PARCEL ID: 015-002.06-000
NI TONY ETUX WEIXIAN ZHENG
R.B. 230, PG. 1258
R.B. 168, PG. 2357
(TRACT 11 OF P.B. 26, PG. 55)
PROP. ACCESS EASEMENT (3,446.992 SQ.FT.)
(RIGHTS TO BE ACQUIRED)
SITE
JACKSON SQUARE BLVD
US HWY 41 / MURFREESBORO RD
SITE LOCATION MAP
NOT TO SCALE
GRID NORTH
GRAPHIC SCALE
SCALE: 1" = 20'
ISSUE FOR PERMIT
SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086
SHEET TITLE:
LANDSCAPE PLAN
PROJECT NAME:
ZAXBY'S
SHEET NUMBER:
L-1.0
PROJECT NUMBER:
25104ZAX
DATE:
06/30/26
CARTER ENGINEERING
1010 COMMERCE DR
ROSWELL, GA. 30022
P: 770.728.1350
F: 770.728.1354
www.carterengineering.com

PLANTING NOTES:

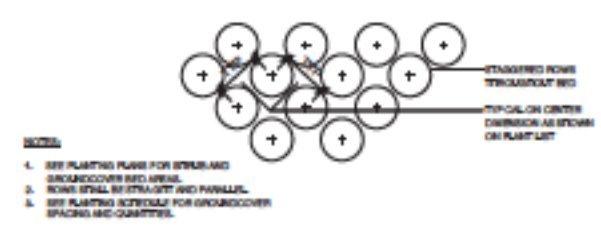
1. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LINE LOCATIONS PRIOR TO PLANTING, AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND UTILITIES DURING THE LIFE OF THE PROJECT.
2. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING THE EXECUTION OF HIS WORK.
3. THE CONTRACTOR SHALL STAKE ALL TREE LOCATIONS IN THE FIELD AND THE STAKED LOCATIONS SHALL BE REVIEWED AND APPROVED BY CARTER ENGINEERING. CARTER ENGINEERING MAY MAKE MINOR ADJUSTMENTS TO THE LAYOUT WITHOUT INCURRING ADDITIONAL COSTS TO THE PROJECT.
4. MULCH ALL PLANT AREAS FOR TREES AND SHRUBS WITH 3" LAYER OF DOUBLE GROUND SHREDDED HARDWOOD MULCH.
5. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES WILL BE WITH PLANTS WITH EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER COLOR, LEAF COLOR, FRUIT COLOR, AND TIME OF BLOOM, AS APPROVED BY CARTER ENGINEERING.
6. SUBSTITUTIONS SHALL NOT BE MADE UNLESS DRAWINGS AND/OR WRITTEN REQUESTS ARE SUBMITTED TO CARTER ENGINEERING FOR APPROVAL. CARTER ENGINEERING SHALL DETERMINE EQUALITY BASED UPON COMPLETE INFORMATION SUBMITTED BY THE CONTRACTOR.
7. TREES: PROVIDE SPECIMEN BALLED AND BURLAPPED, OR AS SPECIFIED, TREES OF HEIGHT, SIZE, CALIPER, GENUS, SPECIES, CULTIVAR AND BRANCHING CONFIGURATION INDICATED. THE ROOT SYSTEM OF EACH SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS OF PLANT SHALL BE MOIST AND SHOW ACTIVE GREEN CAMBIUM WHEN CUT. THEY SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE. ALL PLANTS TO BE MOVED BALLED AND BURLAPPED, MUST BE MOVED WITH THE ROOT SYSTEMS AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH UNTREATED BURLAP, FIRMLY HELD IN PLACE BY A STOUT CORD OR WIRE, DRUM LACED, BOXED, OR IN CONTAINERS.
8. PRUNING AND SHAPING: PRUNE, THIN OUT, AND SHAPE PLANTS IN COMPLIANCE WITH AMERICAN HORT'S "AMERICAN STANDARD FOR NURSERY STOCK" TO PRESERVE THE NATURAL CHARACTER AND ONLY AS APPROVED BY CARTER ENGINEERING DESIGN TEAM. RETAIN REQUIRED HEIGHT AND SPREAD. DO NOT ALTER SHAPE AND DO NOT CUT LEADERS. REMOVE ALL DEADWOOD, SUCKERS, BROKEN OR BRUISED BRANCHES, AND CROSSING BRANCHES.
9. STAKES AND GUYS: TO BE ROUND CEDAR POSTS.
10. THE CARTER ENGINEERING REPRESENTATIVE RESERVES THE RIGHT TO REJECT PLANT MATERIAL AT THE NURSERY OR AT THE SITE.
11. THE TRUNK FLARE (AT THE BASE OF THE TREE) SHALL BE PROPERLY EXPOSED FOR ALL PLANTINGS.
12. KEEP ROOT BALLS INTACT PRIOR TO AND DURING PLANTING OPERATIONS. PLANTS WITH BROKEN OR DAMAGED ROOT BALLS SHALL BE REJECTED AND IMMEDIATELY REMOVED FROM THE SITE. KEEP ROOT BALLS DAMP AND PROTECTED FROM DAMAGE DUE TO SUN AND WIND. DO NOT SHAVE ROOT BALLS.
13. PLANT SOIL MIXTURE WILL BE USED TO BACKFILL THE PLANTING AREA. INSTALL PLANTS SIMULTANEOUSLY WITH INSTALLATION OF PLANTING SOIL MIXES.
14. TREE PLANTING: SEE TREE PLANTING DETAIL AND SPECIFICATION NOTES HEREIN FOR ADDITIONAL INFORMATION RELATED TO PLANTING PIT DIMENSIONS, PLANTING OPERATIONS, BACKFILLING, AND STAKING OF TREES.
15. CONTAINER STOCK PLANTING: PLANT CONTAINER GROWN STOCK THE SAME AS SPECIFIED FOR BALLED AND BURLAPPED STOCK, BUT REMOVE CONTAINERS COMPLETELY.
16. SOIL SHALL BE FREE OF ALL DEBRIS, CONSTRUCTION MATERIAL, AND SLURRY. LANDSCAPE AREAS SHALL BE BACKFILLED WITH PLANTING SOIL MIXTURE PER DETAILS AND SPECIFICATIONS.
17. OBSTRUCTIONS: IF OBSTRUCTIONS OR OTHER CONDITIONS DETRIMENTAL TO HEALTHY PLANT GROWTH ARE ENCOUNTERED, NOTIFY CARTER ENGINEERING IMMEDIATELY AND REQUEST ADDITIONAL INSTRUCTIONS.
18. WATERING AND DRAINAGE: FILL EXCAVATIONS WITH WATER AND ALLOW WATER TO PERCOLATE OUT BEFORE PLANTING. IF PLANTING PITS DO NOT PERCOLATE OR DRAIN PROPERLY, NOTIFY THE CARTER ENGINEERING AND REQUEST ADDITIONAL INSTRUCTIONS PRIOR TO PLANTING. DO NOT PLANT INTO POORLY DRAINING PLANTING PITS. POORLY DRAINING PLANTING PITS MAY HOLD WATER AND DROWN PLANTS.
19. FLOOD ALL PLANTS WITH WATER TWICE WITHIN THE FIRST 24 HOURS AFTER PLANTING.
20. ALL PLANT MATERIAL SHALL BE MULCHED AFTER PLANTING. BACKFILL TO ALLOW ROOM FOR MULCH AFTER SETTLING, AND PLACE MULCH IN DISH AFTER FIRST WATERING AND WITHIN ONE WEEK OF PLANTING. SEE PLANTING DETAILS FOR MULCH THICKNESS.
21. ALL PLANTS SHALL BE PLUMB VERTICALLY AFTER SETTLING OR AS DIRECTED BY CARTER ENGINEERING.
22. PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS.
    - SPRING PLANTING (SHRUBS, GROUNDCOVER, PERENNIALS) - MARCH THROUGH MAY
    - FALL PLANTING SHRUBS (SHRUBS, GROUNDCOVER, PERENNIALS) - SEPTEMBER THROUGH NOVEMBER
    - TREE PLANTING - SEPTEMBER THROUGH APRIL
23. INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP OR GROWTH WITHIN 12 MONTHS OF SUBSTANTIAL COMPLETION. FAILURES INCLUDE, BUT ARE NOT LIMITED TO:
    - DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM THE LACK OF ADEQUATE MAINTENANCE BY OWNER.
    - STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
24. THE CONTRACTOR SHALL VERIFY THE QUANTITIES LISTED IN THE PLANT LEGEND. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTS SHOWN ON PLANTING PLANS. IN CASE OF DISCREPANCIES CARTER ENGINEERING SHOULD BE CONTACTED.
25. ALL GROUNDCOVER QUANTITIES SHALL BE DETERMINED USING THE INFORMATION PROVIDED IN THE GROUNDCOVER QUANTITY AND SPACING CHART ON THIS SHEET.



SHRUB PLANTING ON A SLOPE

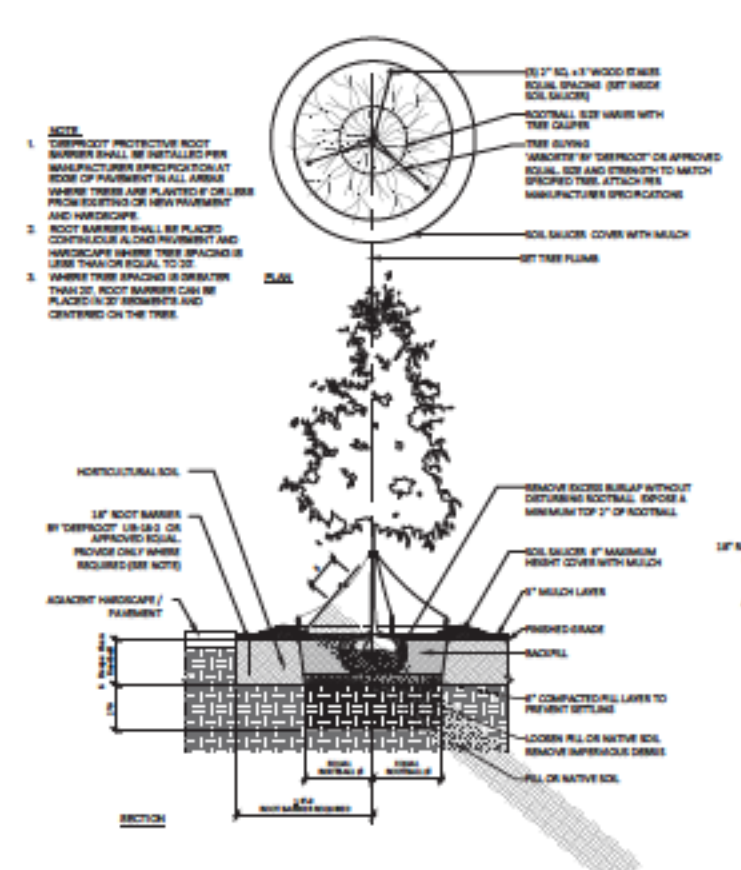


SHRUB PLANTING AT LANDSCAPE

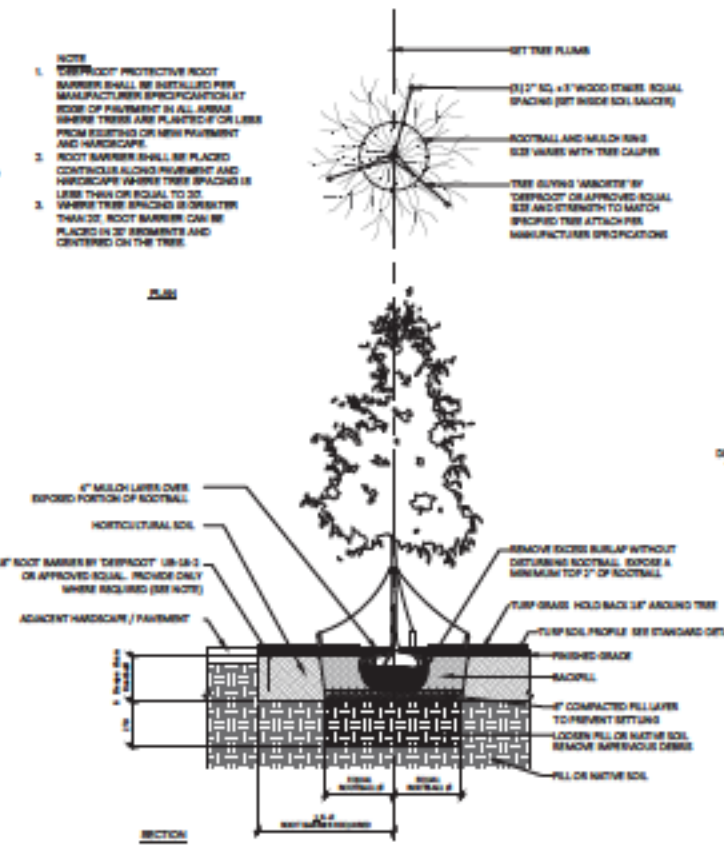


SHRUB & GROUNDCOVER SPACING

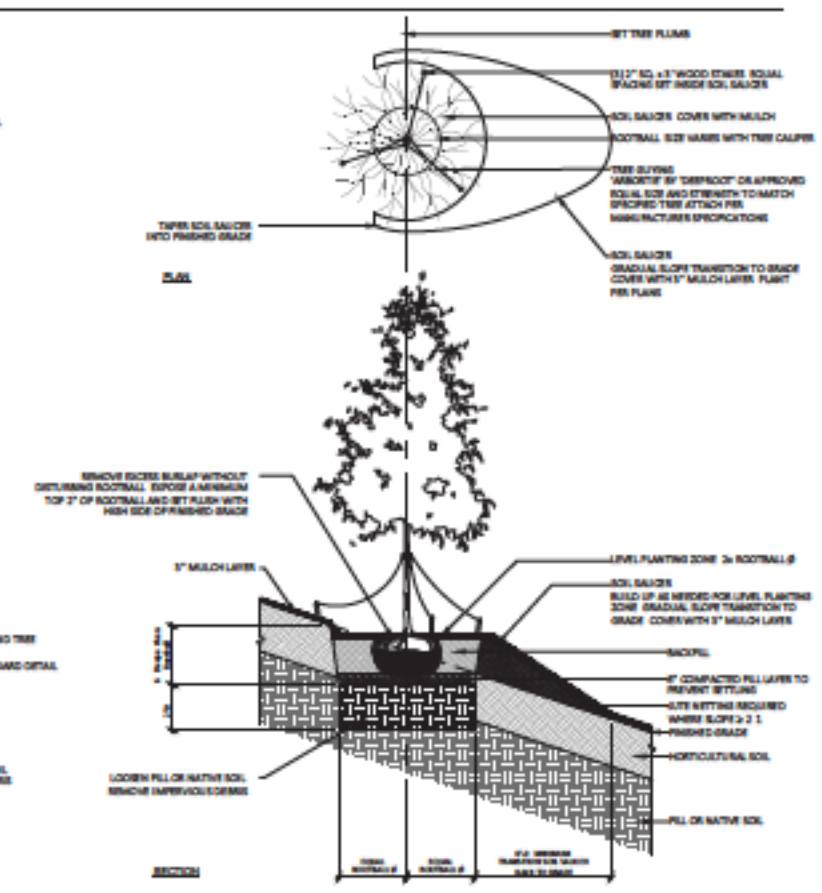
1 SHRUB PLANTING DETAILS
½" = 1'-0"



TREE PLANTING AT LANDSCAPE

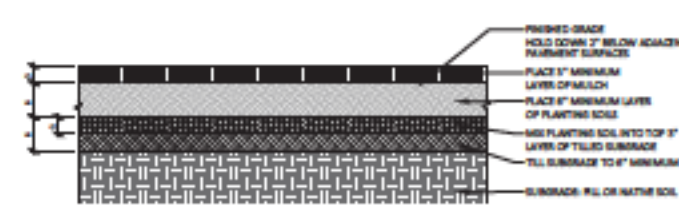


TREE PLANTING AT LAWN



TREE PLANTING ON A SLOPE

2 TREE PLANTING DETAILS
¼" = 1'-0"

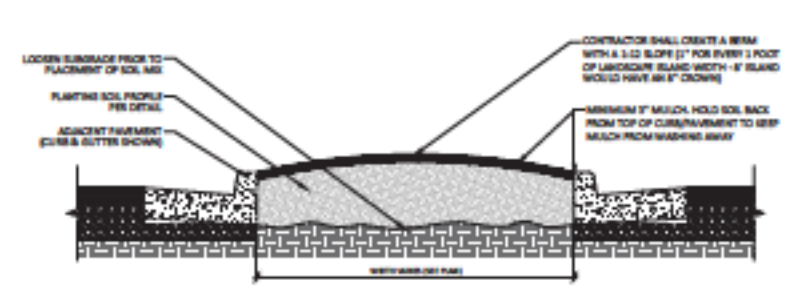


SOIL PREPARATION - PLANTING BEDS

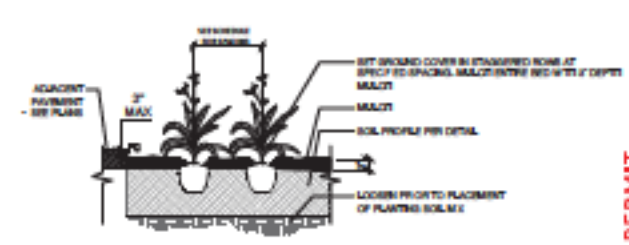


SOIL PREPARATION - TURF GRASS

4 SOIL PREPARATION DETAILS
¾



PARKING ISLAND AND ADJACENT PAVEMENT PROFILE



GROUNDCOVER, GRASS, AND PERENNIAL PLANTING

5 GROUNDCOVER AND PLANTING BED DETAILS
NTS

ISSUE FOR PERMIT

06/30/26

CARTER ENGINEERING

CARTER ENGINEERING
1010 COMMERCE DR.
BOGART, GA. 30622
P: 770.725.1200
P: 770.725.1204
www.carterengineering.com

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

SHEET TITLE:
LANDSCAPE DETAILS

PROJECT NAME:
ZAXBY'S

SHEET NUMBER:
L-2.0

PROJECT NUMBER:
25104ZAX

DATE:
06/30/26

4-2026

Planning Commission Report
Meeting: August 25, 2026

City of La Vergne

Item #: 4. **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. (WITHDRAWN)**

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@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
No comments

Engineering (**Gary Lide** - glide@lavergnetn.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@lavergnetn.gov)

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

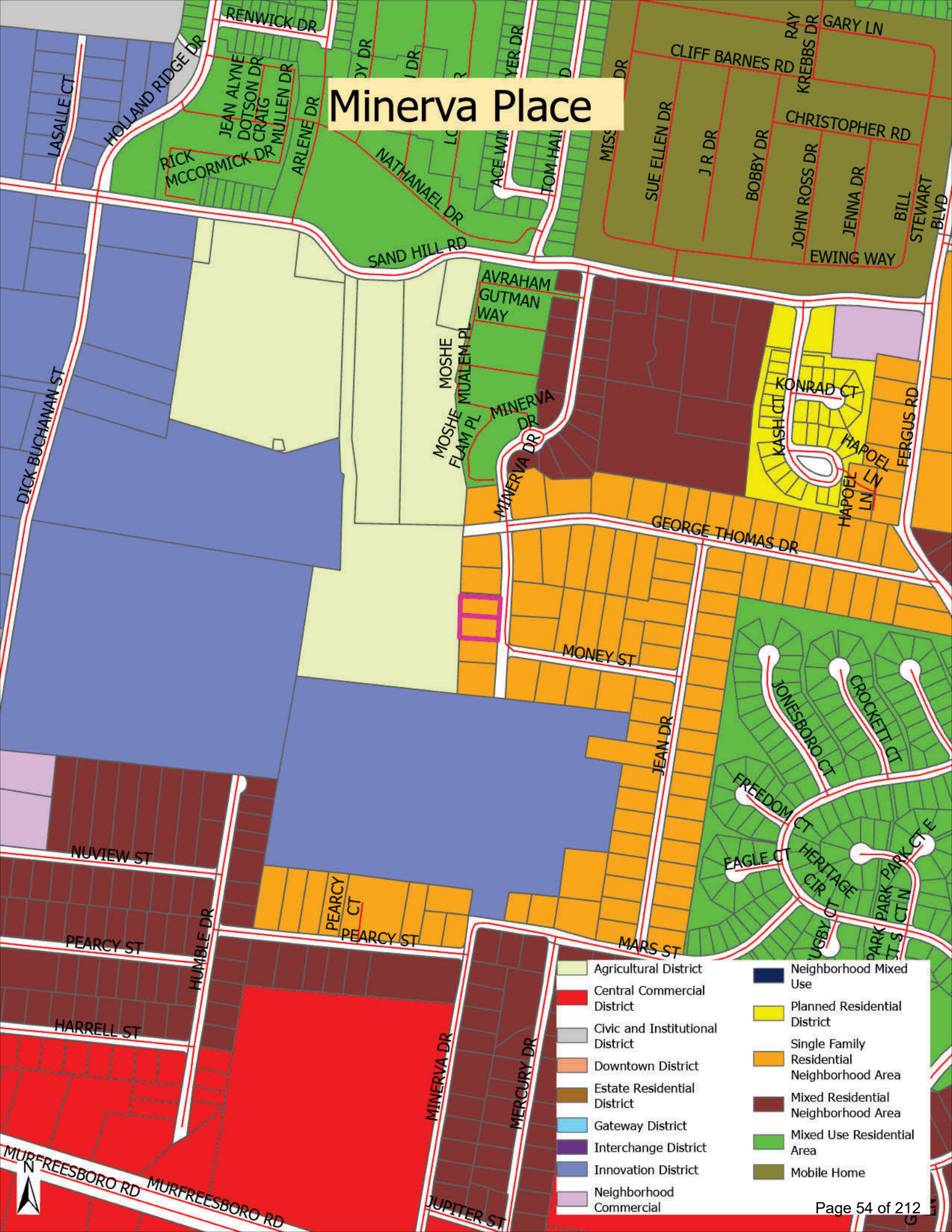
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

<u>*Note:</u> 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 DR
MINERVA DR
GEORGE THOMAS DR
MONEY ST
N
Rutherford County GIS/OIT, Microsoft, Vantor


Minerva Place
MINERVA DR
N
Rutherford County GIS/OIT, Microsoft, Vantor


Minerva Place
RENWICK DR
LASALLE CT
HOLLAND RIDGE DR
JEAN ALYNE DR
DOTSON DR
CRAIG MULLEN DR
ARLENE DR
RICK MCCORMICK DR
NATHANAEL DR
ACE WIN
TOM HAIL
MISS
SUE ELLEN DR
J R DR
BOBBY DR
JOHN ROSS DR
JENNA DR
BILL STEWART BLVD
RAY KREBBS DR
GARY LN
CLIFF BARNES RD
CHRISTOPHER RD
EWING WAY
SAND HILL RD
AVRAHAM GUTMAN WAY
MOSHE MUALEM PL
MOSHE FLAM PL
MINERVA DR
KONRAD CT
KASH CT
HAPOEL LN
FERGUS RD
DICK BUCHANAN ST
GEORGE THOMAS DR
MONEY ST
JEAN DR
JONESBORO CT
CROCKETT CT
FREEDOM CT
EAGLE CT
HERITAGE CIR
PARK CT E
PARK CT N
PARK CT S
NUVIEW ST
PEARCY CT
PEARCY ST
HUMBLE DR
HARRELL ST
MARS ST
MINERVA DR
MERCURY DR
MURFREESBORO RD
JUPITER ST
N
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




PROPERTY
RE-ZONING
REQUESTED

Minerva Place

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



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

Owner/Developer:
Eva Abdelnore and Darryl Holmes
[redacted]
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



INDEX OF SHEETS

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	LOCATION MAP
3	EXISTING CONDITIONS
4	PDR MASTER PLAN
5	ARCHITECTURAL STANDARDS AND CHARACTER IMAGES
6	NOTES AND DETAILS

DEVELOPMENT SUMMARY

Parcel ID Numbers	014-O-B-00301 014-O-B-00300
Street Address	Minerva Drive
Owner & Developer	Eva Abdelnore and Darryl Holmes 1680 George Thomas Dr. LaVergne, Tennessee 37086 Phone: (615) 624-0236
Deed of Record, Deed Book / Page	RB 1865, PG 2898 RB 1732, PG 1595
Total Site Area	0.75 Acres
Existing Zoning	R-1
Proposed Zoning	PDR-R-2
PDR Name	Minerva Drive
U.S. FEMA FIRM	Zone "X", Map 47149C0020K, 5-9-2023
Design Professional	James D. Wamble Wamble & Associates, PLLC. 216 Centerview Drive Brentwood, TN 37027 Phone: (615) 251-9555 email: jdwamble@wambleassociates.com

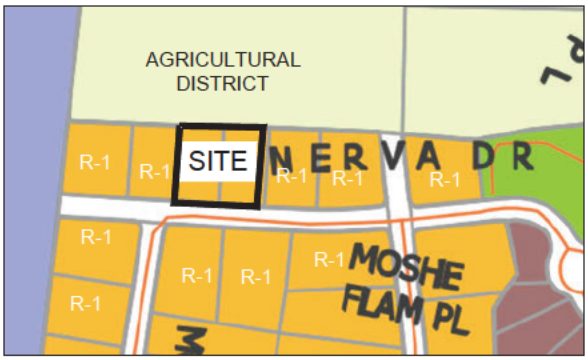
WAMBLE & Associates, PLLC

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

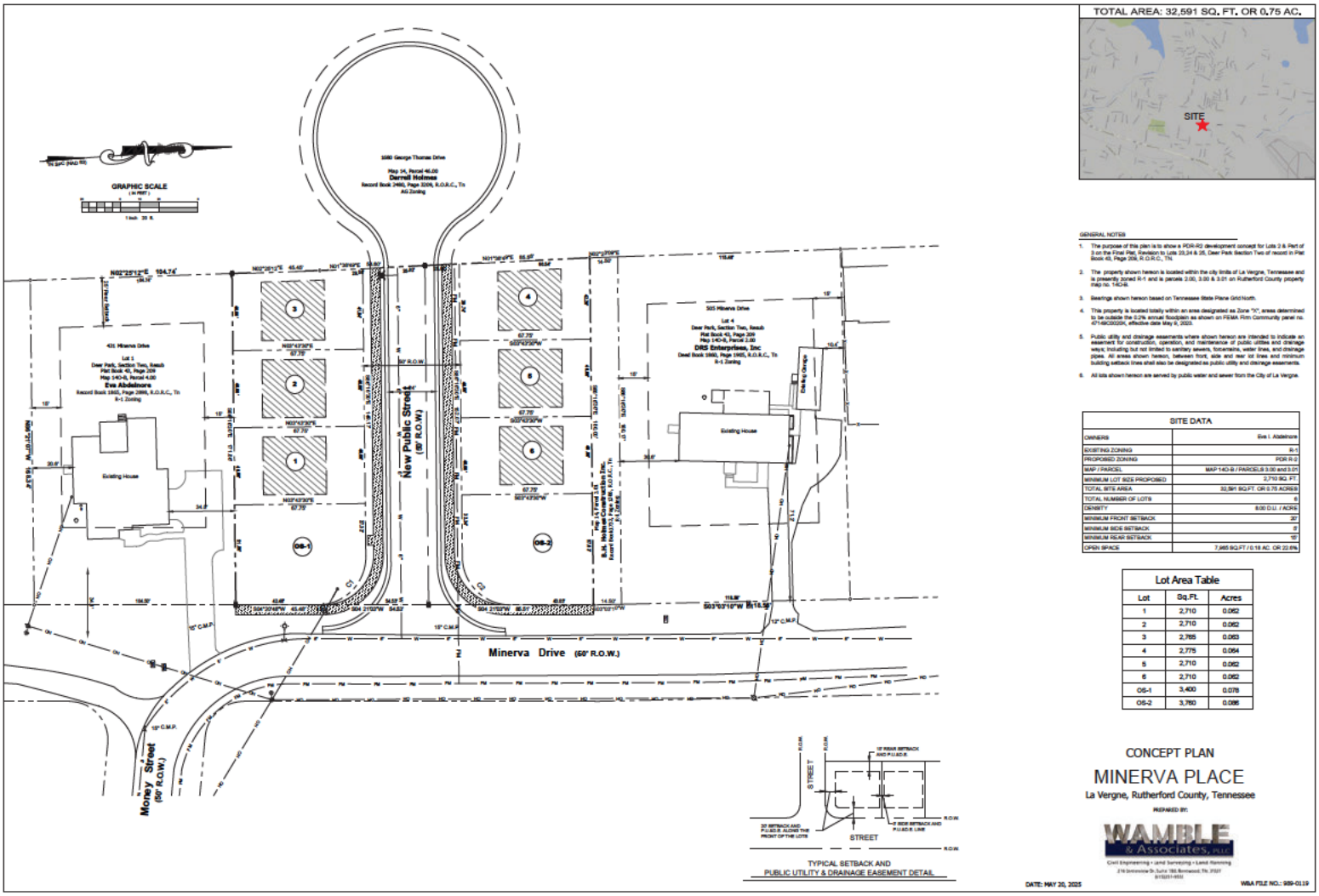
Location Map - 2



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



GENERAL NOTES

1. The purpose of this plan is to show a PDR-RS development concept for Lots 2 & Part of 3 on the Final Plat, Revision to Lots 23,24 & 25, Deer Park Section Two of record in Plat Book 43, Page 209, R.O.R.C., TN.
2. The property shown hereon is located within the city limits of La Vergne, Tennessee and is presently zoned R-1 and is parcels 2.00, 3.00 & 3.01 on Rutherford County property map no. 140-B.
3. Bearings shown hereon based on Tennessee State Plane Grid North.
4. This property is located totally within an area designated as Zone "X", areas determined to be outside the 0.2% annual floodplain as shown on FEMA Rim Community panel no. 47149C0035H, effective date May 9, 2023.
5. 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, forcemains, water lines, and drainage pipes. All areas shown hereon, between front, side and rear lot lines and minimum building setback lines shall also be designated as public utility and drainage easements.
6. All lots shown hereon are served by public water and sewer from the City of La Vergne.

SITE DATA	
OWNERS	Eva I. Abdelnore
EXISTING ZONING	R-1
PROPOSED ZONING	PDR R-S
MAP / PARCEL	MAP 140-B / PARCELS 3.00 and 3.01
MINIMUM LOT SIZE PROPOSED	2,710 SQ. FT.
TOTAL SITE AREA	32,591 SQ.FT. OR 0.75 ACRES
TOTAL NUMBER OF LOTS	6
DENSITY	8.00 D.U. / ACRE
MINIMUM FRONT SETBACK	20'
MINIMUM SIDE SETBACK	5'
MINIMUM REAR SETBACK	10'
OPEN SPACE	7,365 SQ.FT / 0.18 AC. OR 22.6%

Lot Area Table		
Lot	Sq.Ft.	Acres
1	2,710	0.062
2	2,710	0.062
3	2,765	0.063
4	2,775	0.064
5	2,710	0.062
6	2,710	0.062
OS-1	3,400	0.078
OS-2	3,760	0.086

CONCEPT PLAN

MINERVA PLACE

La Vergne, Rutherford County, Tennessee

PREPARED BY:

WAMBLE & Associates, PLLC

Civil Engineering • Land Surveying • Land Planning

DATE: MAY 20, 2025

WBA FILE NO.: 989-0119












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.

WAMBLE & Associates, PLLC

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 PDR 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 PDR 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

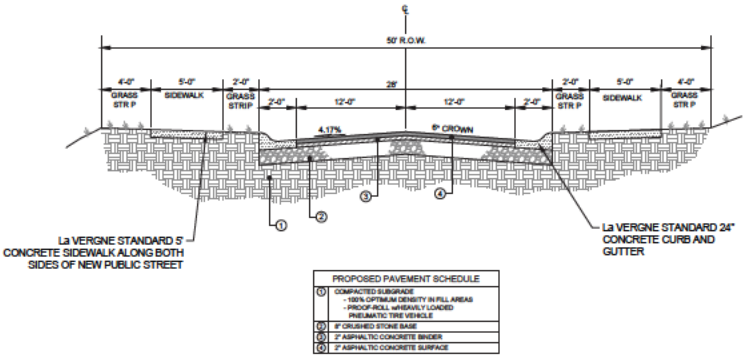
1. The developer's final construction drawings shall comply with the design regulations established by the City of La Vergne in effect at the time of the approval of the final development plan. Final design may vary based on field conditions.
2. Existing and proposed utilities, signs and power poles, 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.

Planning Commission Report
Meeting: August 25, 2026

City of La Vergne

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. (DEFERRED)**

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 intersections as one moves along Hollandale Road. Three (3) of these new intersections will include new streets extending to the east and west of Hollandale 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@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.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.**

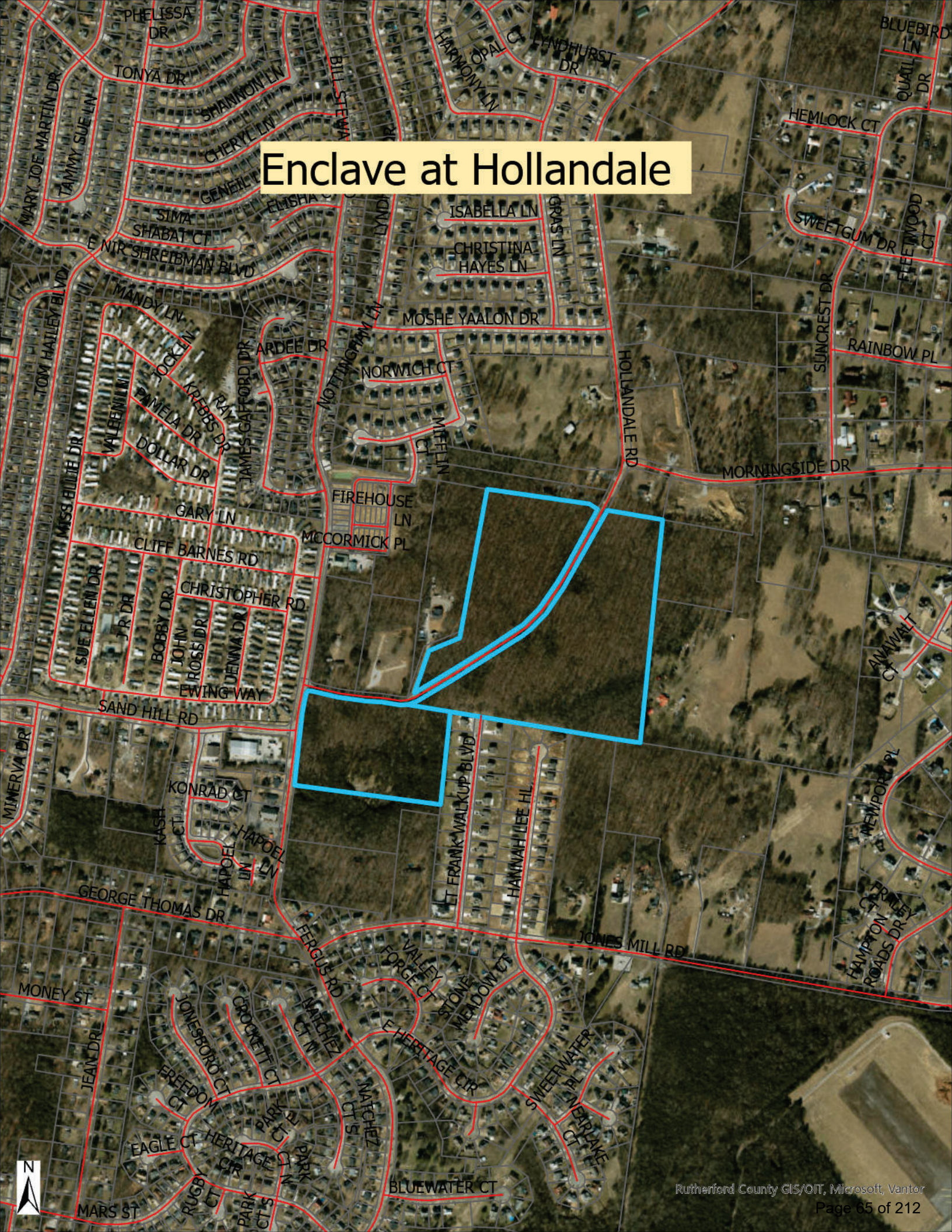
Engineering (**Gary Lide** - glide@lavergnetn.gov)
Traffic study is in process.

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
No comments.

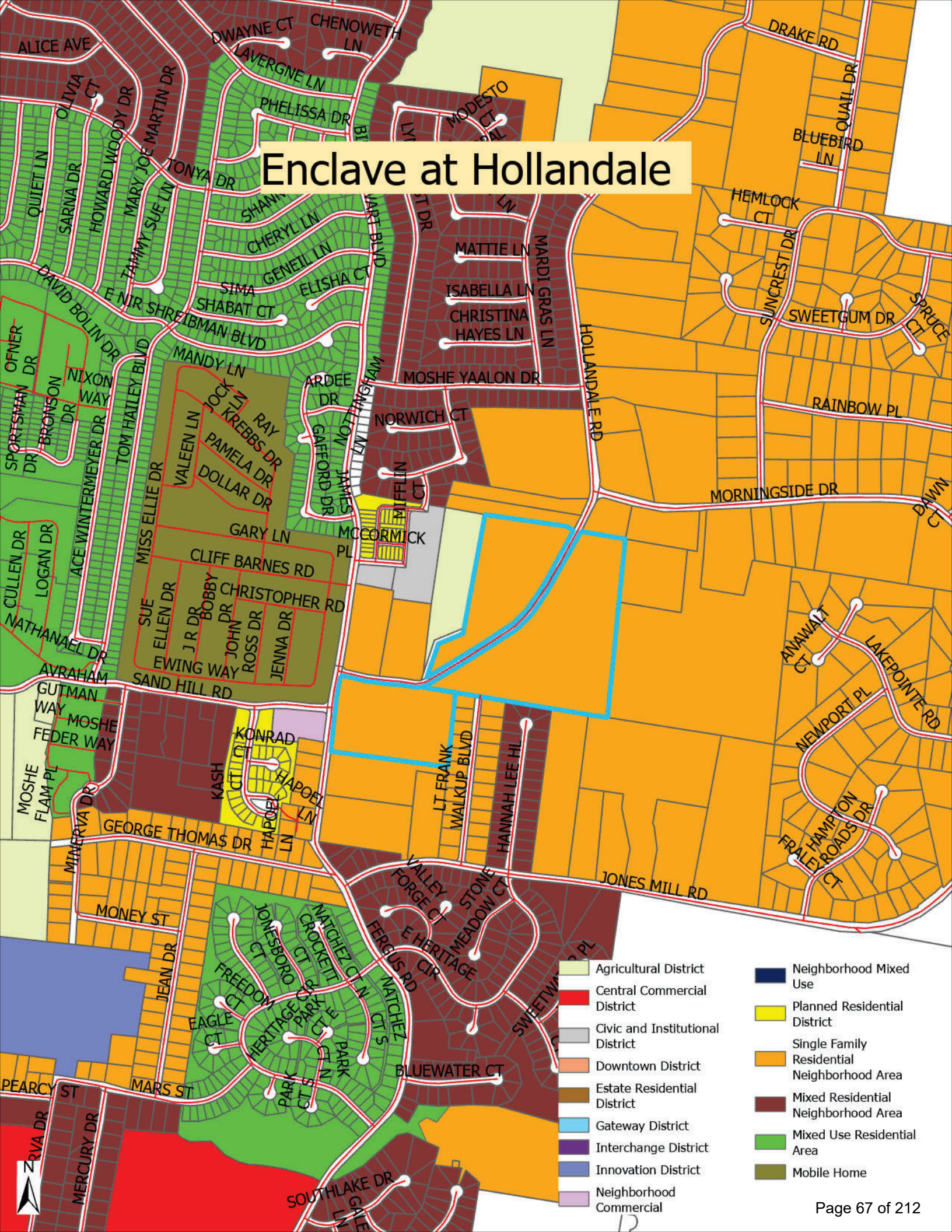
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.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
PHELISSA DR
TONYA DR
SHANNON LN
CHERYL LN
GENEIL
ELISHA
SIMA
SHABAT CT
E NIR SHREIBMAN BLVD
MARY JOE MARTIN DR
TAMMY SUE LN
TOM HAILEY BLVD
MISS BLUE DR
VALERIE LN
MANDY LN
PAMELA DR
KREBBS DR
RAY
DOLLAR DR
JAMES GAFFORD DR
ARDEE DR
NOTTINGHAM LN
LYNDI
BILL STEWART
HARMONY LN
OPAL CT
LYNDHURST DR
ISABELLA LN
CHRISTINA
HAYES LN
CRAIG LN
MOSHE YAALON DR
NORWICH CT
MIFFLIN CT
FIREHOUSE LN
MCCORMICK PL
GARY LN
CLIFF BARNES RD
CHRISTOPHER RD
SUE ELLEN DR
JR DR
BOBBY DR
JOHN ROSS DR
DENNA DR
EWING WAY
SAND HILL RD
HOLLANDALE RD
MORNINGSIDE DR
SUNCREST DR
RAINBOW PL
FREEWOOD CT
SWEETGUM DR
HEMLOCK CT
QUAIL DR
BLUEBIRD LN
CHANAWALT CT
NEWPORT PL
FRANK WALKUP BLVD
LT
HANNAH LEE HL
MINERVA DR
KONRAD CT
KASH CT
HAPOEL LN
HAPOEL
GEORGE THOMAS DR
FERGUS RD
VALLEY FORGE CT
STONE MEADOW CT
JONES MILL RD
HAMPTON ROADS DR
FRANKLEY CT
MONEY ST
JEAN DR
JONESBORO CT
CROCKETT CT
NATCHEZ CT N
NATCHEZ CT S
E HERITAGE CIR
SWEETWATER PL
RIVERLAKE CT
FREEDOM CT
PARK CT E
PARK CT N
PARK CT S
EAGLE CT
HERITAGE CIR
RUGBY CT
BLUEWATER CT
MARS ST
N
Rutherford County GIS/OIT, Microsoft, Vantor


Enclave at Hollandale
MOSHE YAALON DR
ARDEE DR
NORWICH CT
NOTTINGHAM LN
WIFFLIN CT
JAMES GAFFORD DR
BILL STEWART BLVD
HOOK AND LADDER LN
RED ENGINE LN
FIREHOUSE LN
MCCORMICK PL
MORNINGSIDE DR
GARY LN
CLIFF BARNES RD
CHRISTOPHER RD
EWING WAY
HOLLANDALE RD
SAND HILL RD
FERGUS RD
LT FRANK WALKUP BLVD
HANNAH LEE HL
N
Rutherford County GIS/GIT, Microsoft, Vantor


Enclave at Hollandale
ALICE AVE
DWAYNE CT
CHENOWETH LN
LAVERGNE LN
PHELISSA DR
OLIVIA CT
HOWARD WOODY DR
MARY JOE MARTIN DR
QUIET LN
SARNA DR
TONYA DR
TAMMY SUE LN
CHERYL LN
GENEIL LN
SIMA
SHABAT CT
ELISHA CT
E NIR SHREIBMAN BLVD
DAVID BOLIN DR
MANDY LN
NIXON WAY
BRONSON DR
SPORTSMAN DR
OFNER DR
TOM HAILEY BLVD
ACE WINTERMEYER DR
MISS ELLIE DR
VALEEN LN
JOCK LT
RAY
KREBBS DR
PAMELA DR
DOLLAR DR
GARY LN
CLIFF BARNES RD
CHRISTOPHER RD
SUE ELLEN DR
J R DR
BOBBY DR
JOHN ROSS DR
JENNA DR
EWING WAY
CULLEN DR
LOGAN DR
NATHANAEL DR
AVRAHAM
SAND HILL RD
GUTMAN WAY
MOSHE FEDER WAY
MOSHE FLAM PL
MINERVA DR
GEORGE THOMAS DR
KONRAD CT
KASH CT
HAPOEL CT
HAPOEL LN
MONEY ST
JEAN DR
PEARCY ST
MARS ST
MERCURY DR
ZRVA DR
JONESBORO CT
NATCHEZ CROCKETT CT
FREEDOM CT
EAGLE CT
HERITAGE PARK CT E
HERITAGE PARK CT N
HERITAGE PARK CT S
NATCHEZ CT N
NATCHEZ CT S
FERGUS RD
VALLEY FORGE CT
STONE MEADOW CT
E HERITAGE CIR
SWEETWATER CT
BLUEWATER CT
SOUTHLAKE DR
GALE LN
JONES MILL RD
LT FRANK WALKUP BLVD
HANNAH LEE HL
MATTIE LN
ISABELLA LN
CHRISTINA HAYES LN
MARDI GRAS LN
MOSHE YAALON DR
NORWICH CT
MIFFLIN CT
MCCORMICK PL
ARDEE DR
GAFFORD DR
JAMES MATTHEW LN
MODESTO CT
DRAKE RD
QUAIL DR
BLUEBIRD LN
HEMLOCK CT
SUNCREST DR
SWEETGUM DR
SPRUCE CT
RAINBOW PL
HOLLANDALE RD
MORNINGSIDE DR
DAWN CT
ANAWALT CT
LAKEPOINTE RD
NEWPORT PL
HAMPTON ROADS DR
FRALEY CT
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







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



5

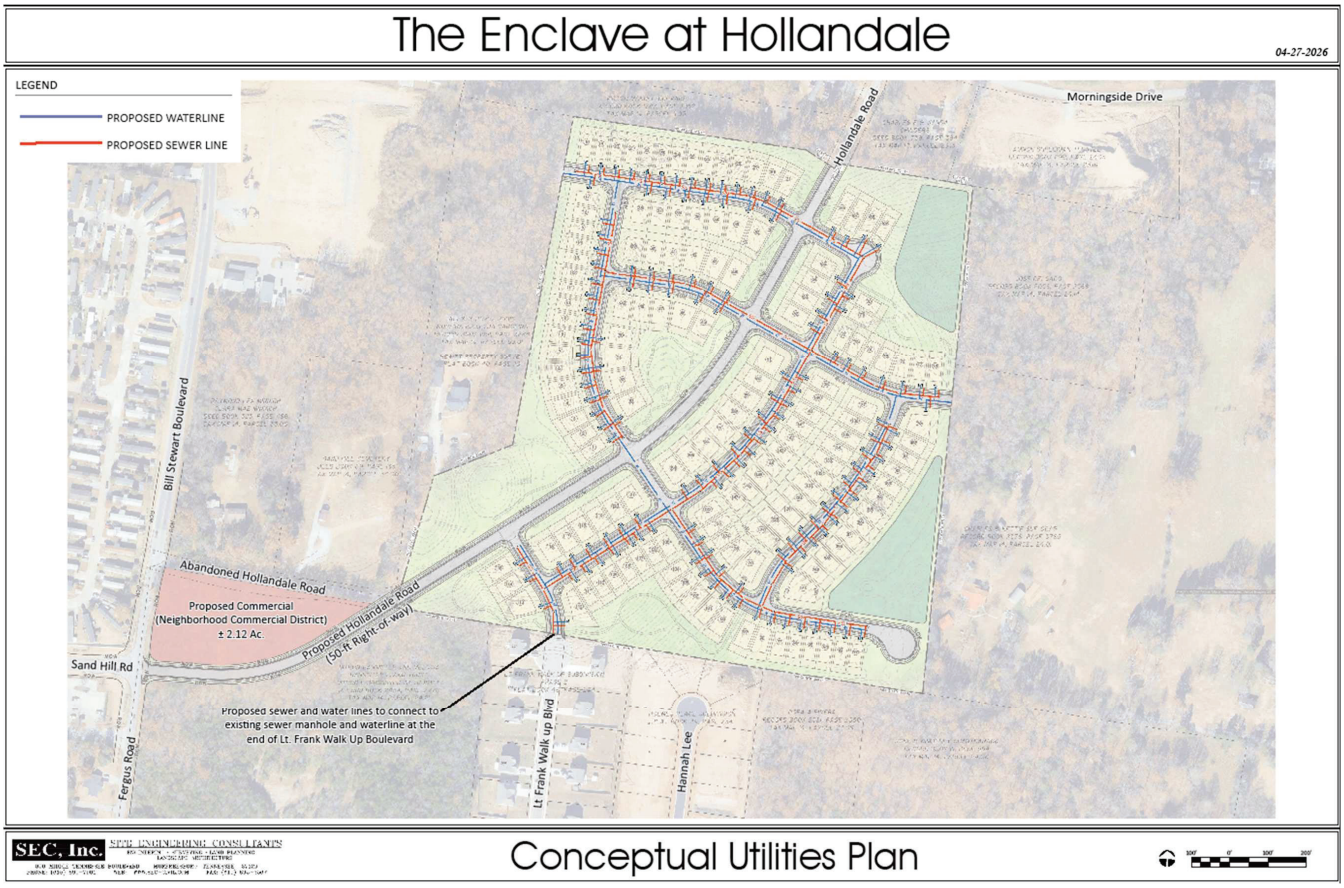
WATER, SEWER, DRAINAGE, ELECTRIC

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



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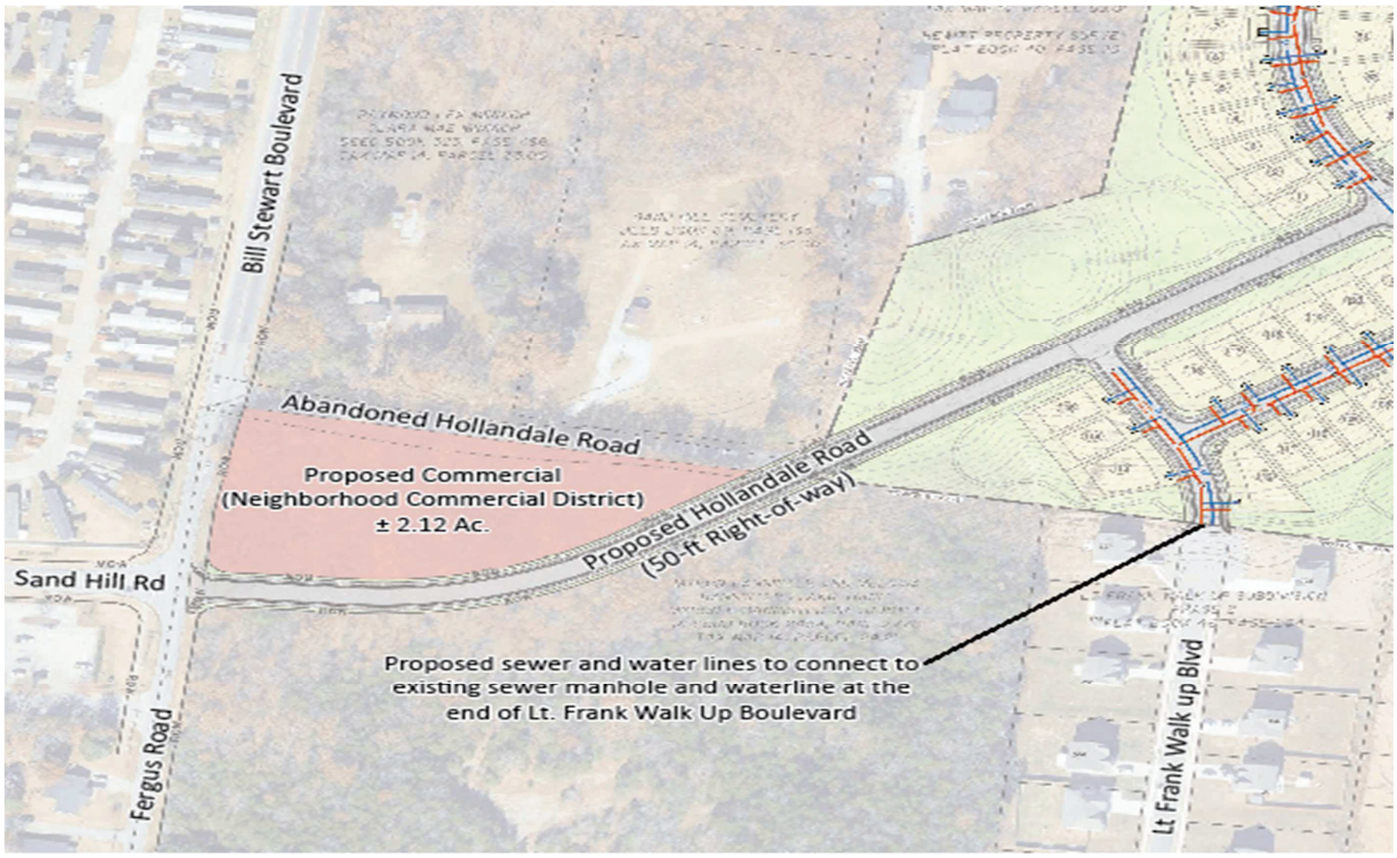
HOLLANDALE RE-ALIGNMENT MAP



8

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 NES.
- 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

The Enclave at Hollandale Ridge

06-17-2026

SITE DATA:

EXISTING ZONING:	R1
PROPOSED ZONING:	PDR-R3
TOTAL LAND AREA:	±36.24 ACRES
PROPOSED RESIDENTIAL LOTS:	147 LOTS
40-FT WIDE LOTS:	104 LOTS
50-FT WIDE LOTS:	43 LOTS
DENSITY: 147 LOTS/36.24 ACRES=	±4.05 LOTS/AC
STORMWATER:	±2.54 ACRES (7%)

PROPOSED 40-FT WIDE LOTS

PROPOSED 50-FT WIDE LOTS

PROPOSED ROADWAY

DETENTION

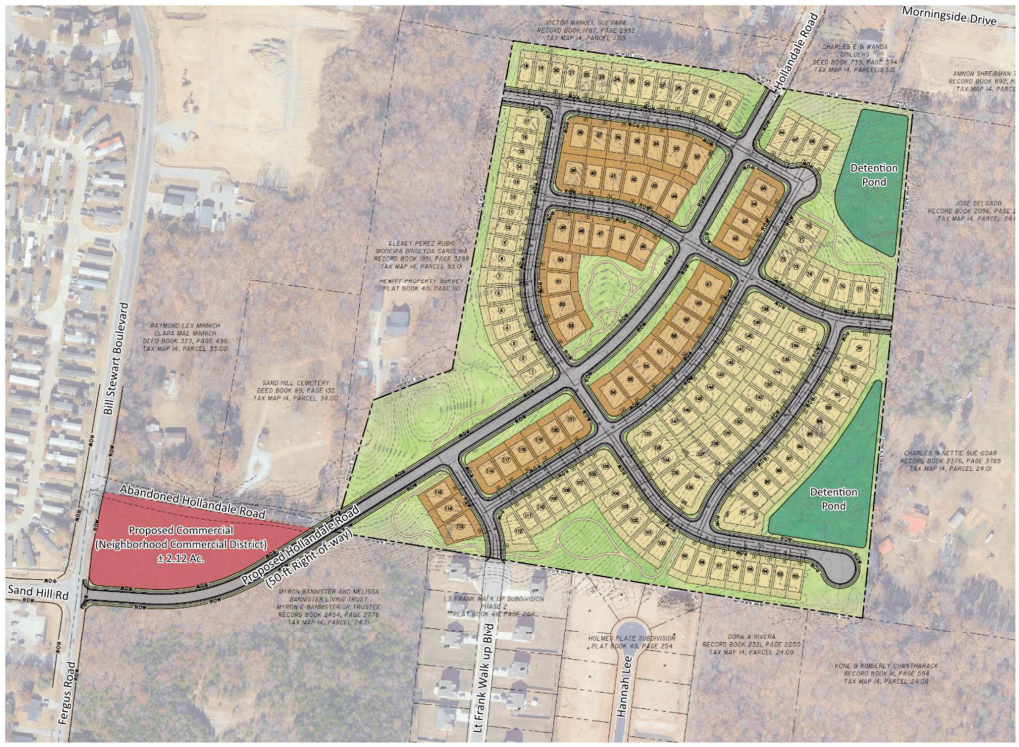
OPEN SPACE



TYPICAL 40-FT WIDE LOT DIAGRAM



TYPICAL 50-FT WIDE LOT DIAGRAM



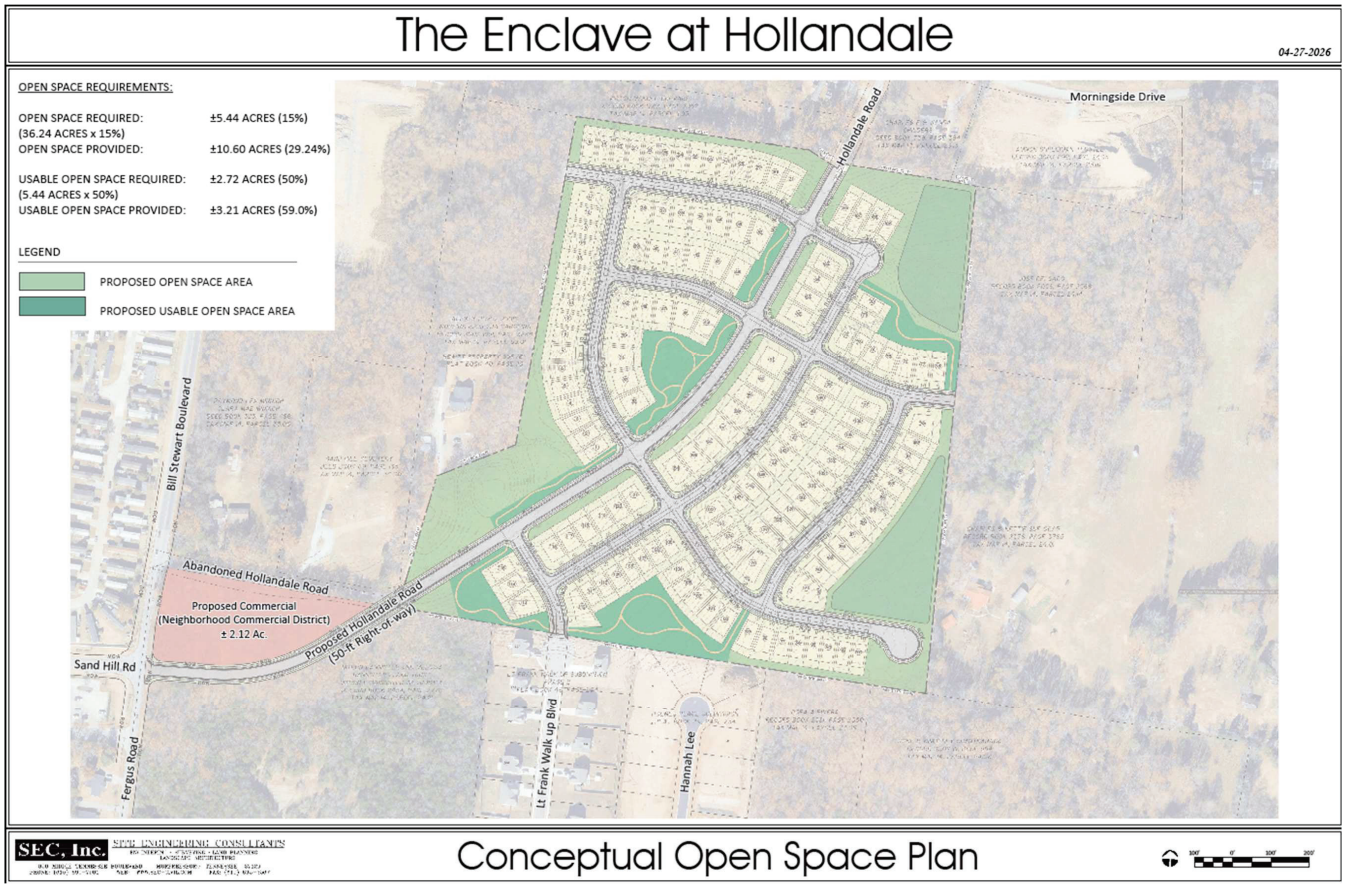
SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WEB: WWW.SEC-CIVIL.COM FAX: (615) 895-2567

Conceptual Master Plan

100' 0' 100' 200'

13

OPEN SPACE PLAN



14

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.



16

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: _____

_____

Planning Commission Report
Meeting: August 25, 2026

City of La Vergne

Item #: 6. **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, July or August/Sept (if August/Sept need be) 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@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.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@lavergnetn.gov)

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

2. (For Information) The developer stated at the workshop that they would widen Old Nashville Highway from the project entrance to the Smyrna line to the point where Smyrna has already increased the width of the pavement section. This widening will include two 12-foot lanes plus shoulders meeting City of La Vergne standard drawings. This improvement will be considered by the Engineering Department as a requirement for the Concept Plan.
3. (For information) In addition to the widening mentioned above, the developer's traffic study includes the following recommendations: a) Add a 12-foot-wide NB left-turn lane with a storage length of 125 feet and transition length of 265 feet for a total length of 390'; b) dedicate right-of-way for future widening along the frontage. These improvements will be considered by the Engineering Department as a requirement for the Concept Plan.
4. (For Information) If the project proceeds to Concept Plan, then the city requests that the intersection of Chaney Boulevard with Old Nashville Highway be included within the study scope at that time.

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
No comments.

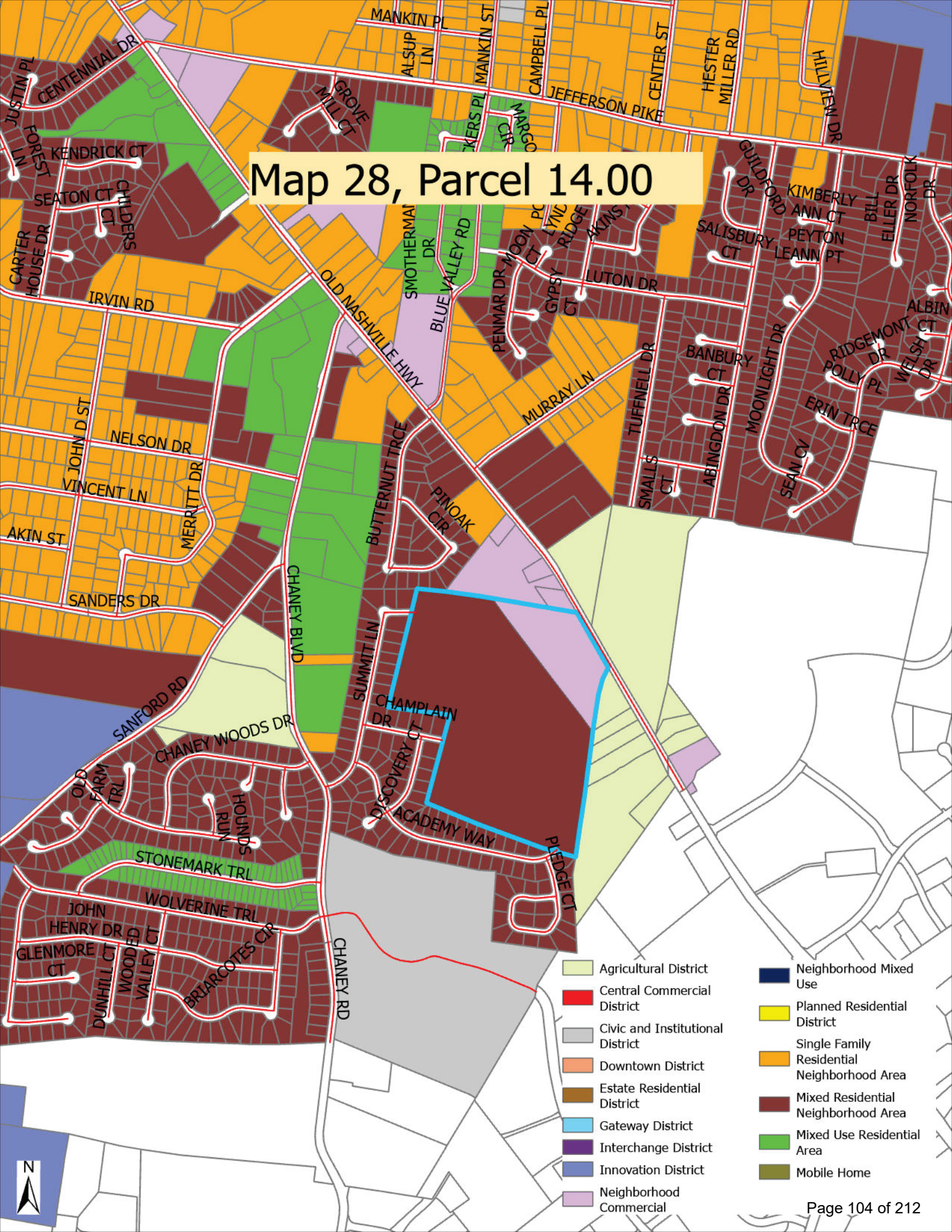
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.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
JEFFERSON PIKE
KENDRICK CT
SEATON CT
BRANUM CT
CHILDRESS
GROVE MILL CT
TUCKERS PT
MARGO CIR
CARLTON DR
POPE DR
CENTER ST
HESTER
MILLER RD
HILLVIEW DR
GUILDFORD DR
KIMBERLY ANN CT
PEYTON LEANN PT
BILL ELLER DR
EBERON CT
LAWYER CT
ALBIN CT
WELSH DR
POLLY RL
ERIN TRCE
SEAN CV
MOONLIGHT DR
BANBURY CT
ABINGDON DR
SMALLS CT
TUFFNELL DR
LUTON DR
GYPSY CT
PENMAR DR
BLUEWAY
IRVIN RD
JOHN D ST
NELSON DR
VINCENT LN
MERRITT DR
AKIN ST
SANDERS DR
OLD NASHVILLE HWY
MURRAY LN
BUTTERNUT TRCE
PINOAK CIR
CHANEY BLVD
SUMMIT LN
CHAMPLAIN DR
DISCOVERY CT
ACADEMY WAY
BRIDGE CT
SANFORD RD
CHANEY WOODS DR
BRASS OAK CT
OLD FARM TRL
ALMONDWOOD PL
STONEMARK TRL
JOHN HENRY DR
WOLVERINE TRL
WOODED CT
VALLEY CT
BRIARGOTE CIR
DUNHILL CT
CHANEY RD
N
Rutherford County GIS/OIT, Microsoft, Vantor


Map 28, Parcel 14.00
MURRAY LN
BUTTERNUT TRCE
PINOAK CIR
TUPPELL DR
SAINT HUBBINS DR
SMALLS CT
OLD NASHVILLE HWY
SUMMIT LN
CHAMPLAIN DR
DISCOVERY CT
CANOPY CT
ACADEMY WAY
CHANEY BLVD
PLEDGE CT
WOLVERINE TRL
CHANEY RD
N
Rutherford County GIS/OIT, Microsoft, Vantor


Map 28, Parcel 14.00
MANKIN PL
MANKIN ST
CAMPBELL PL
CENTER ST
HESTER MILLER RD
HILLVIEW DR
JEFFERSON PIKE
CENTENNIAL DR
JUSTIN PL
FOREST LN
KENDRICK CT
SEATON CT
CHILDERS CT
CARTER HOUSE DR
IRVIN RD
GROVE MILL CT
OLD NASHVILLE HWY
SMOTHERMAN DR
BLUE VALLEY RD
PENMAR DR
MOON PC CT
LYNC RIDGE
AKINS
GYPSY CT
LUTON DR
GUILDFORD DR
KIMBERLY ANN CT
BILL ELLER DR
NORFOLK DR
SALISBURY CT
PEYTON LEANN PT
ALBIN CT
RIDGEMONT DR
WELSH CT DR
POLLY PL
BANBURY CT
MOONLIGHT DR
ERIN TRCE
SEAN CV
ABINGDON DR
SMALLS CT
TUFFNELL DR
MURRAY LN
JOHN D ST
NELSON DR
VINCENT LN
MERRITT DR
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PINOAK CIR
CHANEY BLVD
SUMMIT LN
CHAMPLAIN DR
DISCOVERY CT
ACADEMY WAY
PLEDGE CT
SANFORD RD
CHANEY WOODS DR
OLD FARM TRL
HOUNDS RUN
STONEMARK TRL
WOLVERINE TRL
JOHN HENRY DR
GLENMORE CT
DUNHILL CT
WOODED VALLEY CT
BRIARCOTES CIR
CHANEY RD
N
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

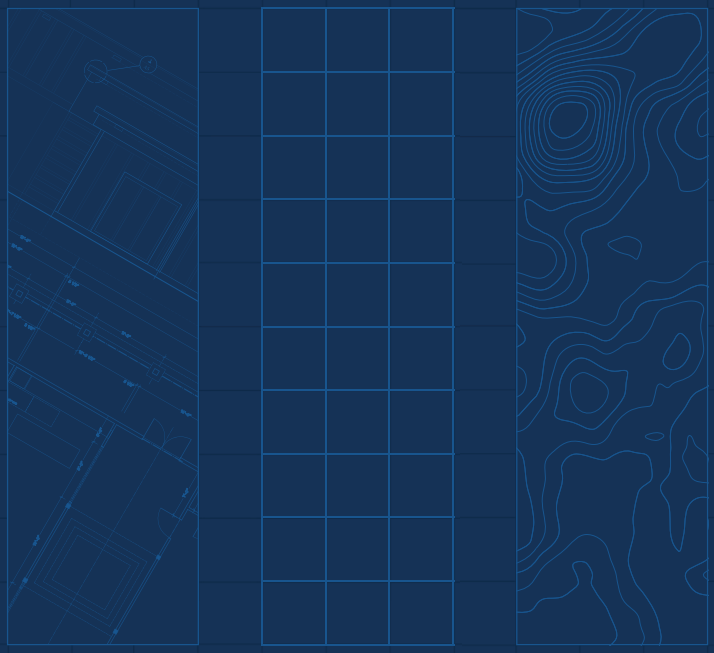




HILLPOINTE

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.



CONSULTANT:

KSH ENGINEERING

Office:
8830 Macon Highway
Building 200
Athens, GA 30606

DEVELOPER:

HILLPOINTE

Corporate Office:
631 W Morse Blvd, Suite 200
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:
Chris Oliver, P.E.
P: (919) 257-8192
Email: coliver@hillpointe.com

PROJECT:

POINTE GRAND LA VERGNE

028 01400
630 OLD NASHVILLE HIGHWAY
LA VERGNE, TN 37086

SHEET TITLE:

OVERALL SITE PLAN

DRAWING SCALES:
HORIZONTAL: 1" = 100'
0 100 200 300
VERTICAL: N/A

DRAWING/SIGNATURE DATE: 06/01/2026

FOR REVIEW ONLY

INITIAL ISSUANCE DATE: 06/01/2026

NO.	REVISIONS & PERMIT/BID ISSUANCES	DATE
A		
B		
C		
D		
E		
F		

ISSUED FOR CONSTRUCTION:

NO.	CHANGES TO APPROVED PLANS	DATE
1		
2		
3		
4		
5		
6		

SHEET C200

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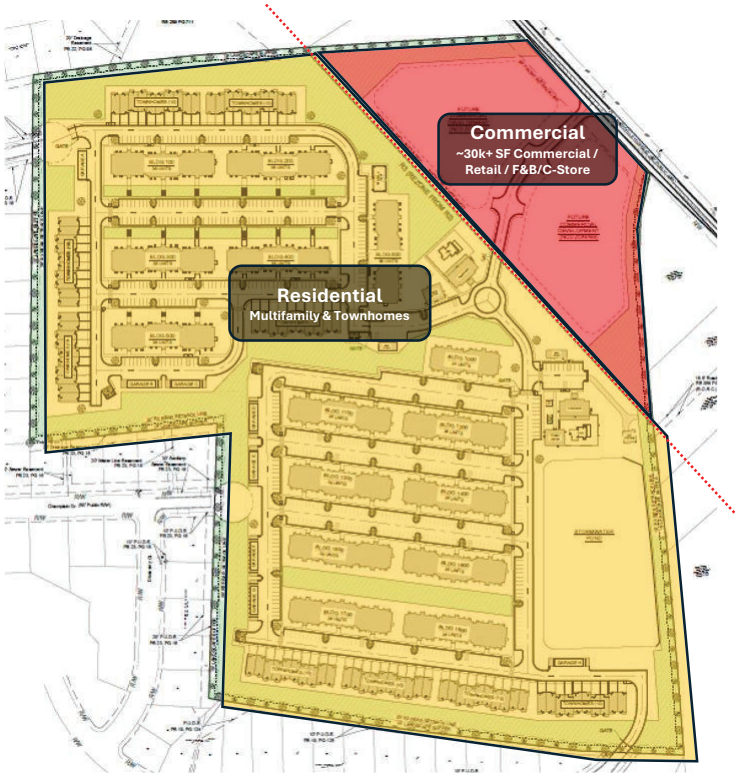
Site Plan – Project Uses



Mulifamily 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**

Mulifamily 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**

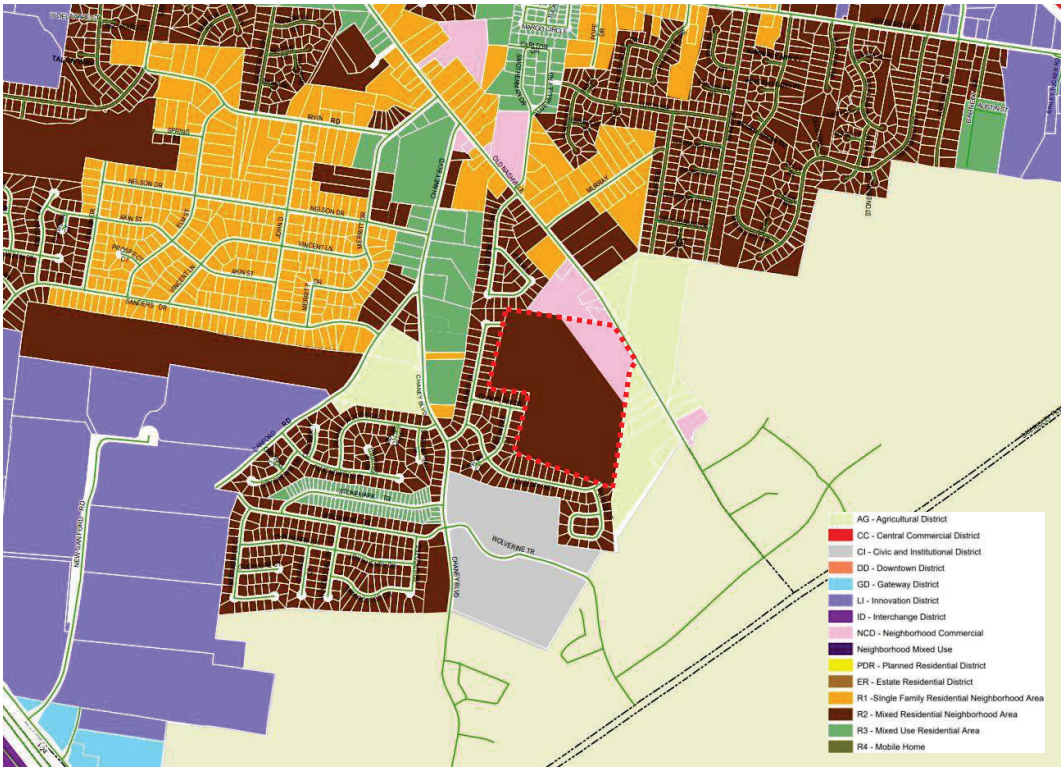
Zoning Challenges & Resolutions

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

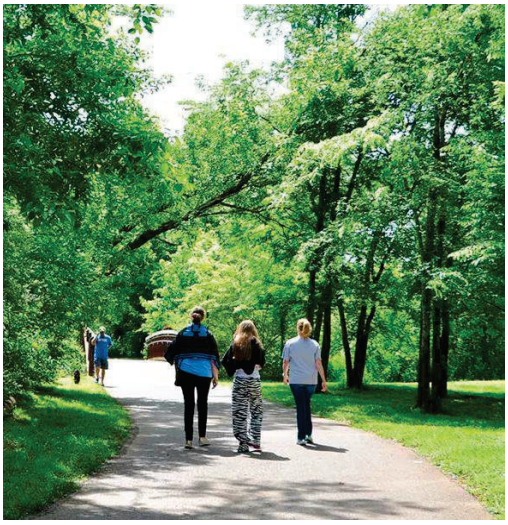
The proposed development is intentionally designed to exceed the City's minimum open space and landscape area expectations while creating a more connected, pedestrian-oriented residential environment consistent with the broader vision of the Rutherford 2040 Comprehensive Plan. Based on the current concept 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.











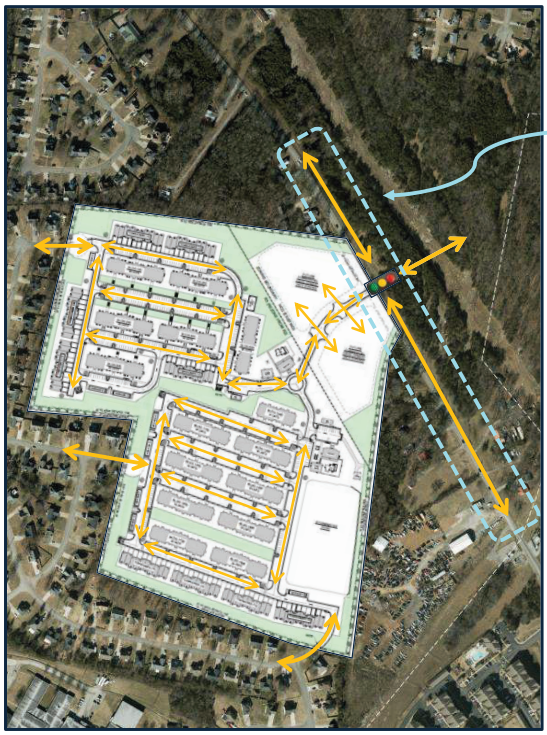
Connected Spaces & Traffic Calming

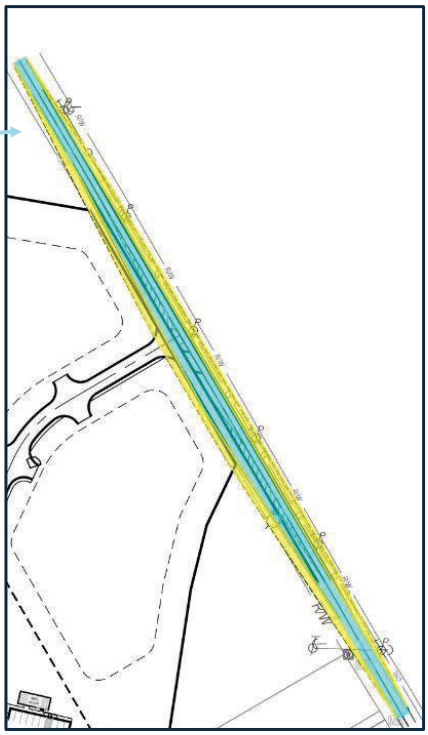
Hillpointe's proposed development intends to integrate with both existing and future roadway infrastructure while promoting safe, efficient, and connected vehicular circulation throughout the Old Nashville Highway corridor. A Traffic Impact Analysis (TIA) has been completed to evaluate the project's 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

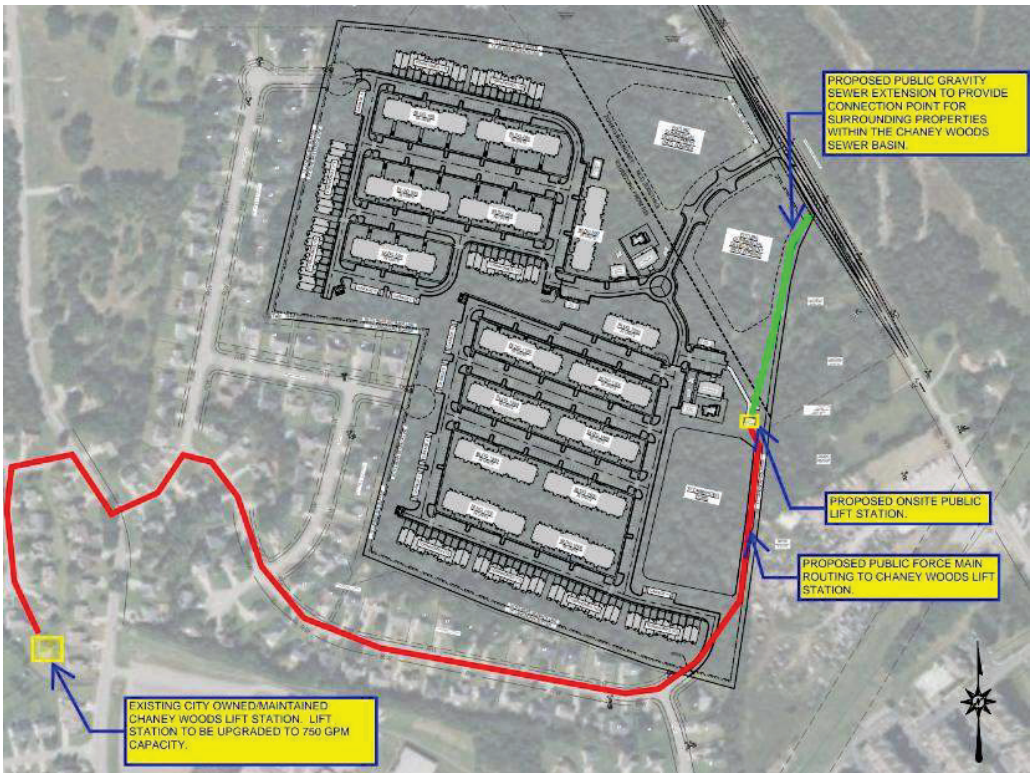
The Pointe Grand La Vergne development proposes to connect its sanitary sewer system to the City-owned and maintained Chaney Woods lift station, located to the west of the subject property. To facilitate this connection, approximately 3,000 linear feet of offsite force main will be extended through the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



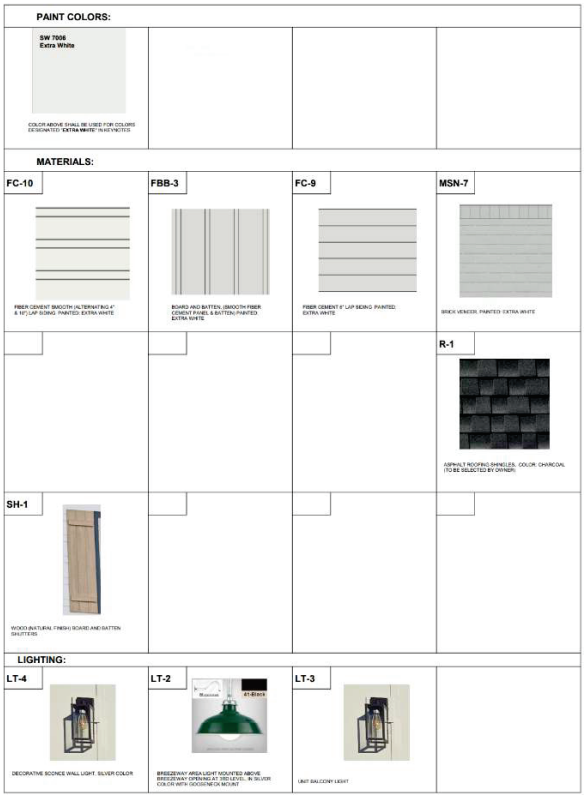






Architectural Elevations + Materiality





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

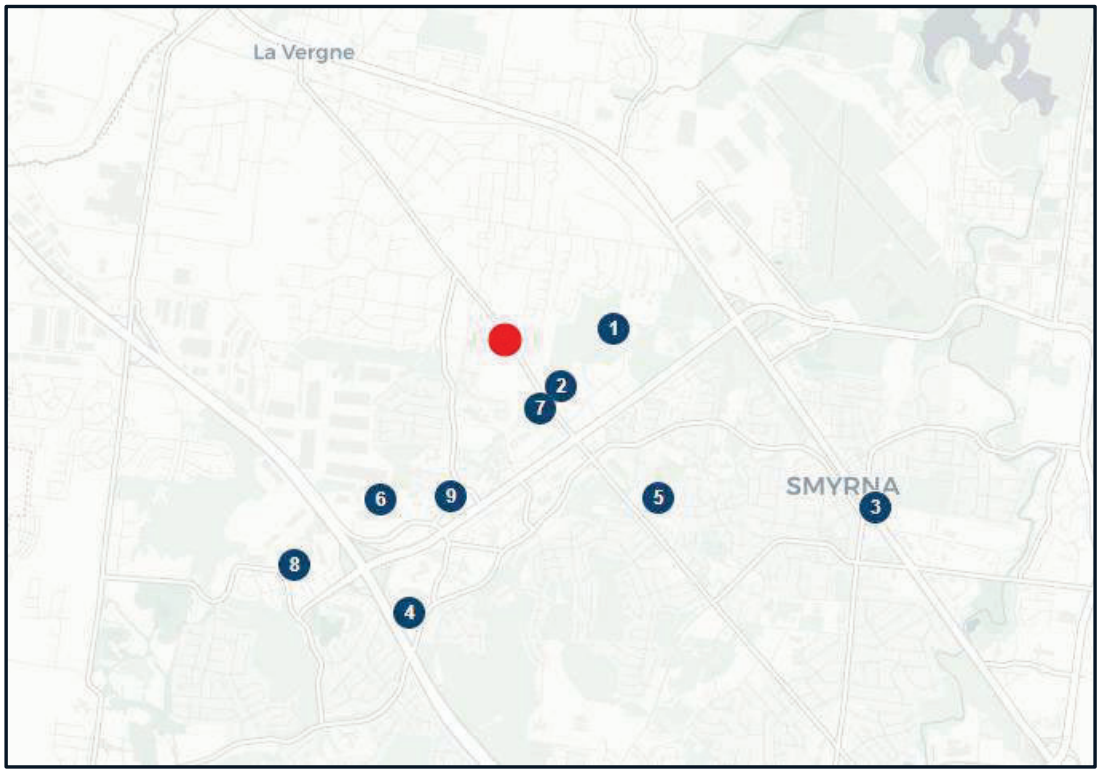
2B Rental Comps

Subject Property
610 Old Nashville Hwy, La Vergne, TN 37086

Comparable Properties

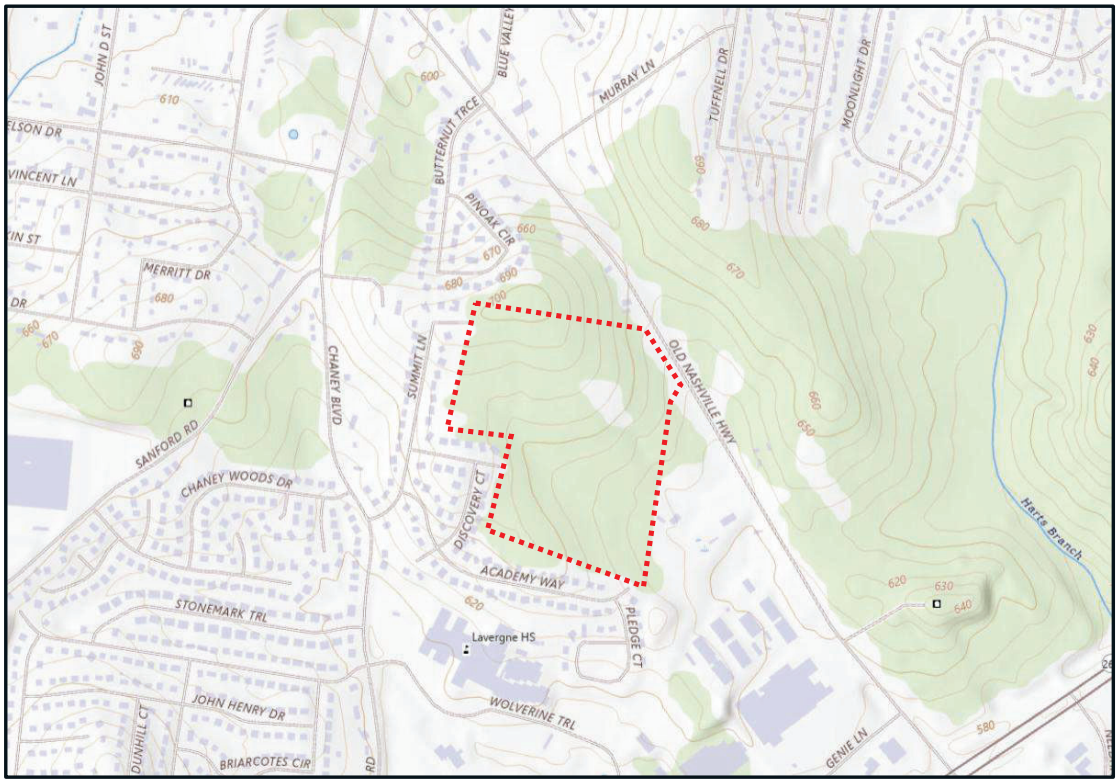
#	Property Name	Vintage	2B SF
S	PG La Vergne	—	—
1	Elan Smyrna	2025	1,136
2	Vintage Stonetrace	2024	1,143
3	101 Depot	2022	1,099
4	The Sterling at Stonecrest	2020	1,110
5	Anthem at Creekside	2020	1,003
6	Grand Oak at Town Park	2014	1,092
7	Ashton Creek Farms	2014	1,076
8	MAA Sam Ridley	2009	1,157
9	Stoneridge 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	
2	−5.00	−2.00	121645.25	
3	−2.00	0.00	302718.13	
4	0.00	14.57	1298589.46	

NEIGHHBOR ADDRESS LIST

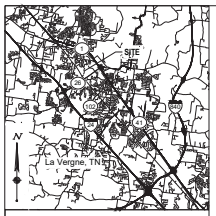
POINTE GRAND LA VERGNE NEIGHBOR LIST

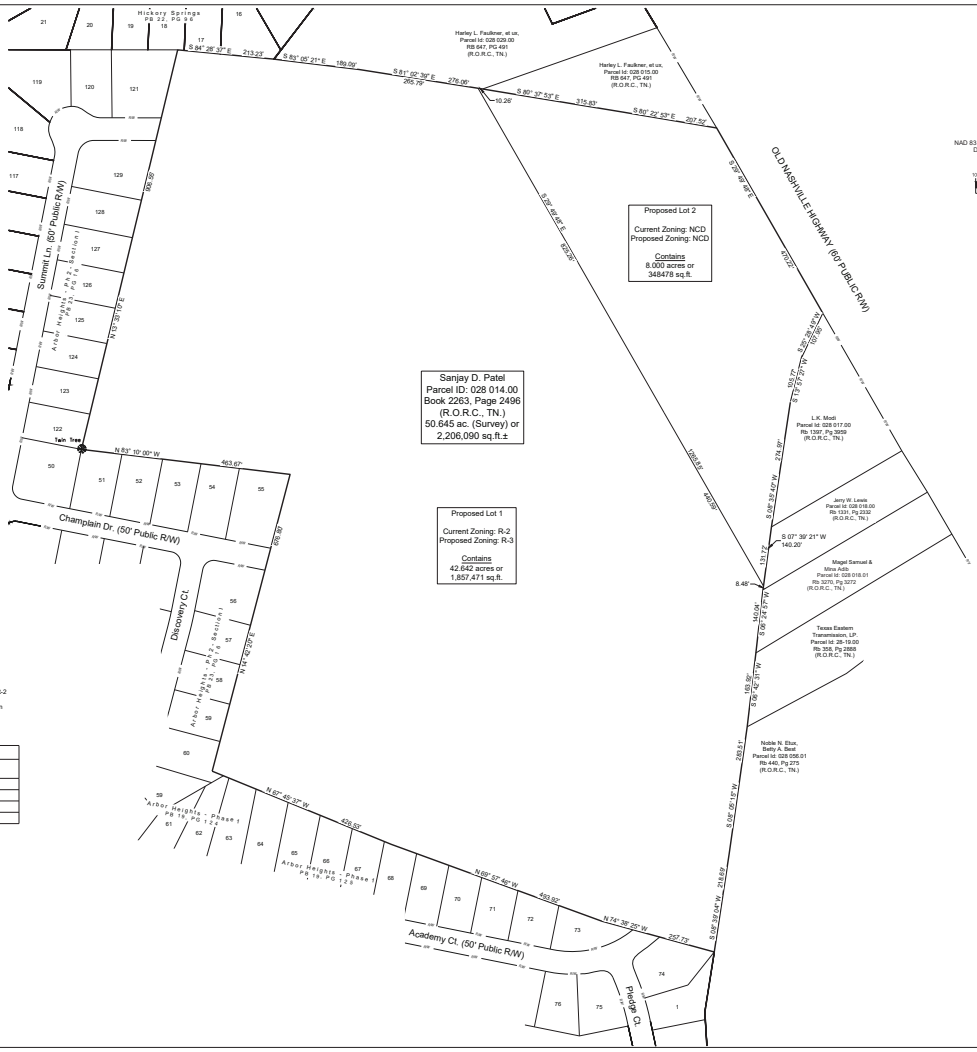
#	PARCEL #	PHYSICAL ADDRESS	OWNER	2ND OWNER (if applicable)	MAILING ADDRESS	CITY	STATE	ZIP
1	028A D00100	101 Pledge Court	Milad Ghobryal	Suliman Nermin	101 Pledge Court	La Vernge	TN	37086
2	028A D00200	103 Pledge Court	Wagdy Kalinie	Malak Kaleny	103 Pledge Court	La Vernge	TN	37086
3	028A D00300	105 Pledge Court	Sefin Hanna	Amal Salib	105 Pledge Court	La Vernge	TN	37086
4	028A D00400	107 Pledge Court	Richard P. Conover, Jr.	Sherry Crabtree	107 Pledge Court	La Vernge	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 Vernge	TN	37086
7	028A C01600	1221 Academy Way	Ryan Anthony Miller		1221 Academy Way	La Vernge	TN	37086
8	028A D01200	123 Pledge Court	Sadek Sameh		123 Pledge Court	La Vernge	TN	37086
9	028A D01300	125 Pledge Court	Osama W. Yam	Nancy N. Gamal	125 Pledge Court	La Vernge	TN	37086
10	028A D01800	126 Pledge Court	Ayman Abdalla	Saeda Sidhom	126 Pledge Court	La Vernge	TN	37086
11	028A D01400	127 Pledge Court	Haydee Cabral Virgen		127 Pledge Court	La Vernge	TN	37086
12	028A D01500	129 Pledge Court	Nader Fahim	Gena Botros	129 Pledge Court	La Vernge	TN	37086
13	028A D01700	130 Pledge Court	Marion Alberto Pinto Portillo	Ana Medrano Vasquez	130 Pledge Court	La Vernge	TN	37086
14	028A D01600	131 Pledge Court	Weiming Xiang	Linling Lai	131 Pledge Court	La Vernge	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 Vernge	TN	37086
18	028A E00300	1904 Champlain Drive	Michael J Schreiner	Paula R. Schreiner	1904 Champlain Drive	La Vernge	TN	37086
19	028A E01600	1905 Champlain Drive	Chernet Chelke	Yeah Yenakaka Balcha	1905 Champlain Drive	La Vernge	TN	37086
20	028A E01500	1907 Champlain Drive	Tuam Muan Dam		1907 Champlain Drive	La Vernge	TN	37086
21	028A E01400	1909 Champlain Drive	Sofia See Htoo		1909 Champlain Drive	La Vernge	TN	37086
22	028A E01300	1911 Champlain Drive	Virginia M. Varady		1911 Champlain Drive	La Vernge	TN	37086
23	028A C00600	2004 Summit Lane	Mina Nashim		2004 Summit Lane	La Vernge	TN	37086
24	028A C05200	2005 Summit Lane	Ibrahim Fakhory	Samia Nakola Fakhory	2005 Summit Lane	La Vernge	TN	37086
25	028A C05100	2007 Summit Lane	Muangpi Guite	Niang Nuam	2007 Summit Lane	La Vernge	TN	37086
26	028A E04000	2011 Summit Lane	Preston L. Beddingfield	Milka Brady	2011 Summit Lane	La Vernge	TN	37086
27	028A E01900	2012 Summit Lane	Bernard Giannetti	Bonnie Giannetti	2012 Summit Lane	La Vernge	TN	37086
28	028A E02000	2014 Summitt Lane	Kathy Keel	Sandra Watson	2014 Summitt Lane	La Vernge	TN	37086
29	028A E03800	2015 Summit Lane	Kwame Darko Okraku	Tushama Charis Okraku	2015 Summit Lane	La Vernge	TN	37086
30	028A E03700	2017 Summit Lane	Samir A. Gad	Tereza I. Mekhaiel	2017 Summit Lane	La Vernge	TN	37086
31	028A E02000	2018 Summit Lane	Mina Demian o	Engy Botros	2018 Summit Lane	La Vernge	TN	37086
32	028A E02300	2020 Summit Lane	Lankford Living Trust c/o William Rie, Jr.		2020 Summit Lane	La Vernge	TN	37086
33	028A E03500	2021 Summit Lane	Justin D. Chadwick	Rosemary Chadwick	2021 Summit Lane	La Vernge	TN	37086
34	028A E02400	2022 Summit Lane	Ramon A. Miller	Deanne Miller	2022 Summit Lane	La Vernge	TN	37086
35	028A E02600	2026 Summit Lane	Jonathan Waldrop	Wendy Waldrop	2026 Summit Lane	La Vernge	TN	37086
36	028A E03200	2027 Summit Lane	Phoutachak Kongsana		2027 Summit Lane	La Vernge	TN	37086
37	028A E03100	2029 Summit Lane	Dora D. Melgar		2029 Summit Lane	La Vernge	TN	37086
38	028A E03000	2031 Summit Lane	Jonathan Chavarria	Angelica Johana Rey	2031 Summit Lane	La Vernge	TN	37086
39	028A E02900	2033 Summit Lane	Moniqua S. Ligon	`	2033 Summit Lane	La Vernge	TN	37086
40	028A E02800	2035 Summit Lane	Majors Family Living Trust c/o Alan Tracy		2035 Summit Lane	La Vernge	TN	37086
41	028A E02700	2037 Summit Lane	Timothy Benson	Myla Benson	2037 Summit Lane	La Vernge	TN	37086
42	028 01800	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 Vernge	TN	37086
44	028A C00700	2102 Academy Way	Nikta Marie Lymberis	Edward James	2102 Academy Way	La Vernge	TN	37086

45	028A C00800	2104 Academy Way	Tamonh Koulavong		2104 Academy Way	La Vernge	TN	37086
46	028A C00900	2106 Academy Way	William M. Adams	Marjorie Anne Adams	2106 Academy Way	La Vernge	TN	37086
47	028A E02100	2106 Summit Lane	Kevin G. Grove		2106 Summit Lane	La Vernge	TN	37086
48	028A C04700	2107 Academy Way	Damyen Taylor	Tabitha Taylor	2107 Academy Way	La Vernge	TN	37086
49	028A C01500	2110 Academy Way	Renee Johnson		2110 Academy Way	La Vernge	TN	37086
50	028A C04300	2113 Academy Way	Dwana S. Kelley		2113 Academy Way	La Vernge	TN	37086
51	028A C01700	2114 Academy Way	Tina M. Davis	John A. Chatfield	2114 Academy Way	La Vernge	TN	37086
52	028A C04200	2115 Academy Way	Chareca Nelson		2115 Academy Way	La Vernge	TN	37086
53	028A C04100	2117 Academy Way	Jiobel Hernandez Sanchez		2117 Academy Way	La Vernge	TN	37086
54	028A C04000	2119 Academy Way	Alisha R. Hooker		2119 Academy Way	La Vernge	TN	37086
55	028A C03900	2121 Academy Way	Michael Ibrahim		2121 Academy Way	La Vernge	TN	37086
56	028A C02100	2122 Academy Way	Casey Lea Osteen		2122 Academy Way	La Vernge	TN	37086
57	028A C02200	2124 Academy Way	Lezly S. Garcia	Francisco Pedro Anaclete	2124 Academy Way	La Vernge	TN	37086
58	028A C02300	2126 Academy Way	Ana B. Cedillo		2126 Academy Way	La Vernge	TN	37086
59	028A C03600	2127 Academy Way	Riley J. Olson		2127 Academy Way	La Vernge	TN	37086
60	028A C03500	2129 Academy Way	David Thang Suan Parr	Suak Thawn Thanh Tuang	2129 Academy Way	La Vernge	TN	37086
61	028A C02500	2130 Academy Way	Felix Roman-Sanabria	Marilyn Martinez-Diaz	2130 Academy Way	La Vernge	TN	37086
62	028A C03400	2131 Academy Way	Linda L. Bressner	Linda M. Bates	2131 Academy Way	La Vernge	TN	37086
63	028A C02600	2132 Academy Way	Hugo A. Valente Tapia	Vanessa Anay Hernandez	2132 Academy Way	La Vernge	TN	37086
64	028A C03300	2133 Academy Way	Ricky Nguyen		2133 Academy Way	La Vernge	TN	37086
65	028A C02000	2135 Academy Way	Shelia R. Gavel		2135 Academy Way	La Vernge	TN	37086
66	028A C02800	2136 Academy Way	Gregory Powell	Diasha Powell	2136 Academy Way	La Vernge	TN	37086
67	028A C03100	2137 Academy Way	Prekebina Diffa		2137 Academy Way	La Vernge	TN	37086
68	028A C03000	2140 Academy Way	Bradley A. Lourie	Chelsa Ritchie	2140 Academy Way	La Vernge	TN	37086
69	028A C04500	2304 Discovery Court	Carlos R. Alvarenga	`	217 Akin Street	La Vernge	TN	37086
70	028A C01000	2202 Canopy Court	Mamdouh Anis	Manal Wahda	2202 Canopy Court	La Vernge	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 Vernge	TN	37086
73	028A E00600	2305 Discovery Court	Rylie Ann Treat	Brandon A. Ferrell	2305 Discovery Court	La Vernge	TN	37086
74	028A E00800	2306 Discovery Court	Teresa Smith	Rudolph Smith	2306 Discovery Court	La Vernge	TN	37086
75	028A E0900	2308 Discovery Court	Salai W. Oo		2308 Discovery Court	La Vernge	TN	37086
76	028A E01000	2310 Discovery Court	Michael G Easterly	Susan Easterly	2310 Discovery Court	La Vernge	TN	37086
77	028A E01100	2312 Discovery Court	Charles E. Newman, Jr.		2312 Discovery Court	La Vernge	TN	37086
78	028A E01200	2314 Discovery Court	Meriam T. Miller		2314 Discovery Court	La Vernge	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 Vernge	TN	37086
81	028 00900	255 Chaney Road	Saul Acuna Sanchez	Fatima Y.G. Balderrama	255 Chaney Road	La Vernge	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	Tamni 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 Vernge	TN	37086
96	018 03000	584 Old Nashville Hwy.	David Driggers		584 Old Nashville Hwy.	La Vernge	TN	37086
97	028 01500	610 Old Nashville Hwy.	Harley Faulkner	Mary Sue Faulkner	610 Old Nashville Hwy.	La Vernge	TN	37086
98	018P C3900	611 Butternut Trace	Cuong C. Hang	Minhanh T. Nguyen	611 Butternut Trace	La Vernge	TN	37086
99	028 01801	656 Old Nashville Hwy.	Samuel Magel	Mina Adib	656 Old Nashville Hwy.	La Vernge	TN	37086
100	018P C03800	700 Pinoak Circle	Feliciano Castillo	Pax Morales Bravo	700 Pinoak Circle	La Vernge	TN	37086
101	018P C03600	704 Pinoak Circle	Jerilyn Thurman	Frank Thurman	704 Pinoak Circle	La Vernge	TN	37086
102	018P C03400	708 Pinoak Circle	Jon G. Williams	Betty Williams	708 Pinoak Circle	La Vernge	TN	37086
103	018P C02000	709 Pinoak Circle	Thang Sin Muan		709 Pinoak Circle	La Vernge	TN	37086
104	018P C02100	711 Pinoak Circle	Every Antonio Montes Aguilar		711 Pinoak Circle	La Vernge	TN	37086
105	018P C02200	713 Pinoak Circle	Gerry C. Williams	Jacqueling Williams	713 Pinoak Circle	La Vernge	TN	37086
106	018P C02300	715 Pinoak Circle	Franklin Sarpong-Asiedu	Toyshan Hendrix	715 Pinoak Circle	La Vernge	TN	37086
107	018P C02400	717 Pinoak Circle	Neda Flores		717 Pinoak Circle	La Vernge	TN	37086
108	018P C02500	719 Pinoak Circle	Jerry W. Spence	Pamela K. Spence	719 Pinoak Circle	La Vernge	TN	37086
109	018P C02700	723 Pinoak Circle	John D. Harvey		723 Pinoak Circle	La Vernge	TN	37086
110	018P C02800	725 Pinoak Circle	Heather Osborne		725 Pinoak Circle	La Vernge	TN	37086
111	018P C02900	727 Pinoak Circle	Doreen A. Long		727 Pinoak Circle	La Vernge	TN	37086
112	018P C03000	729 Pinoak Circle	Maipa Lichal		729 Pinoak Circle	La Vernge	TN	37086
113	018P C03100	731 Pinoak Circle	Randall Berg	Jackie Berg	731 Pinoak Circle	La Vernge	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 Vernge	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 Vernge	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 Vernge	TN	37086
122	028A C01200	2205 Canopy Court	R.H. Partners LLC		401 Congress Ave., 33rd Flooor	Austin	TX	78701
123	028A C01100	2204 Canpopy Court	Oudone Don Sengsouly	Bounpone Bond Sengsouly	2204 Canpopy Court	La Vernge	TN	37086
124	0189P C01900	707 Pinoak Circle	Lian Khan Kham	Sing Sawm Dim	707 Pinoak Circle	La Vernge	TN	37086
125	018P C02600	721 Pinaok 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 Vernge	TN	37086
127	028 02300	657 Old Nashvile Hwy.	Vallie Reed	Howard Mullins	174 Nelson Drive	La Vernge	TN	37086
128	018 02700	No lot #, Old Nashville Hwy.	Alberta Dungley	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

CESO
www.ceso.com
219 Centennial Dr., Suite 150
Murfreesboro, TN 37132
Phone: 615.848.8100 Fax: 888.259.8326

Sanjay D. Patel

Rezoning Exhibit
Old Nashville Highway
La Vergne, Rutherford County, Tennessee

Revisions / Submissions

ID	Description	Date
01	Submit to City of La Vergne	05/29/2026

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Project Number:	766826
Scale:	1" = 100'
Drawn By:	TDC
Checked By:	JKK
Date:	May 29, 2026
Issue:	Preliminary

Drawing Title:
Rezoning Exhibit

1 of 1

216 Centerview Drive
Suite 150
Brentwood, TN 37027
615-928-5120

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 corning 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.

216 Centerview Drive
Suite 150
Brentwood, TN 37027
615-928-5120

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:

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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.

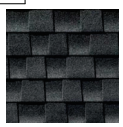
SITE PLAN

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" & 10") LAP SIDING PAINTED: EXTRA WHITE	BOARD AND BATTEN, (SMOOTH FIBER CEMENT PANEL & BATTEN) PAINTED: EXTRA WHITE	FIBER CEMENT 6" 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:
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:
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.	Issue	Date

SHEET: A0

5/28/2026 3:43:05 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 GUTTER/DOWNSPOUT - 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)



2 / A1 24 UNIT BUILDING - FRONT ELEVATION
SCALE: 1" = 10'-0"

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:
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.	Issue	Date

SHEET: A1

5/28/2026 3:42:04 PM





2 / A2 36 UNIT BUILDING - FRONT ELEVATION
SCALE: 1" = 10'-0"

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:
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:
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

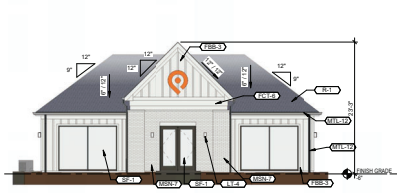
SHEET: A2

5/28/2026 3:42:07 PM

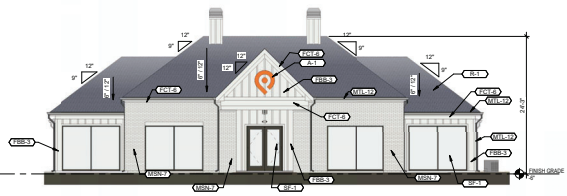




KEYNOTES	
TAG	KEYNOTE TEXT
A-1	PROJECT SIGNAGE TO MEET DESIGN GUIDELINES
DR-14	HOLLOW METAL DOOR, PAINTED (SW 7006 EXTRA WHITE)
FBB-3	FIBER CEMENT BOARD AND BATTEN SIDING, PAINTED (SW 7006 EXTRA WHITE)
FC-9	FIBER CEMENT SIDING, 6" LAP, PAINTED (SW 7006 EXTRA WHITE)
FCT-6	FIBER CEMENT TRIM/FASCIA PAINTED (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 DIMENSIONAL HIGH PROFILE ROOFING SHINGLES, COLOR: CHARCOAL (TO BE SELECTED BY OWNER)
SF-1	STOREFRONT, BRONZE COLOR (TO BE SELECTED BY OWNER)



2 / A3 FITNESS CENTER - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



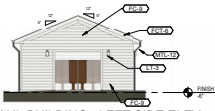
1 / A3 CLUBHOUSE - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



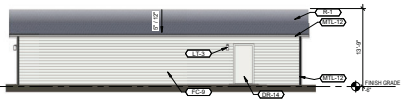




6 / A3 GARAGE G9HC - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



4 / A3 MAIL BUILDING - LEFT SIDE ELEV.
SCALE: 1/8" = 1'-0"



3 / A3 MAIL BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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:
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

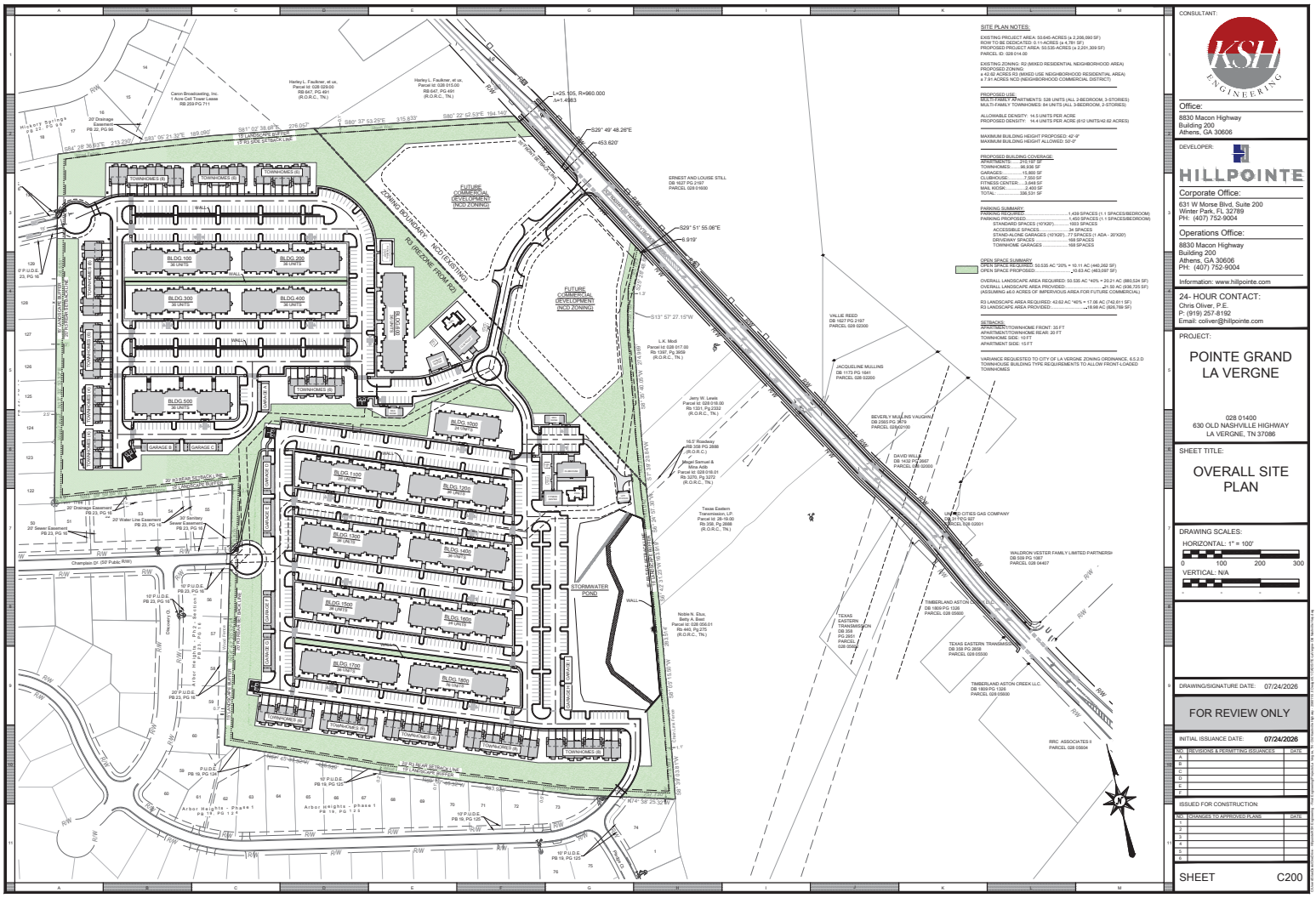
REVISIONS		
No.	Issue	Date

SHEET: A3

5/28/2026 3:42:08 PM




FBB-3
DR-13
FC-9
R-1
FC-9
FC-9
FC-9


SITE PLAN NOTES:
EXISTING PROJECT AREA: 53.645 ACRES (± 2,336,690 SF)
ROW TO BE DEDICATED: 0.11 ACRES (± 4,781 SF)
PROPOSED PROJECT AREA: 53.535 ACRES (± 2,331,909 SF)
PARCEL ID: 028 014.00
EXISTING ZONING: R2 (MIXED RESIDENTIAL NEIGHBORHOOD AREA)
± 49.64 ACRES R2
± 42.62 ACRES R3 (MIXED USE NEIGHBORHOOD RESIDENTIAL AREA)
± 7.91 ACRES NCD (NEIGHBORHOOD COMMERCIAL DISTRICT)
PROPOSED USE:
MULTI-FAMILY APARTMENTS: 528 UNITS (ALL 2-BEDROOM, 3-STORIES)
MULTI-FAMILY TOWNHOMES: 84 UNITS (ALL 3-BEDROOM, 2-STORIES)
ALLOWABLE DENSITY: 14.5 UNITS PER ACRE
PROPOSED DENSITY: 14.4 UNITS PER ACRE (612 UNITS/42.62 ACRES)
MAXIMUM BUILDING HEIGHT PROPOSED: 42'-9"
MAXIMUM BUILDING HEIGHT ALLOWED: 55'-0"
PROPOSED BUILDING COVERAGE:
APARTMENTS: ..... 216,197 SF
TOWNHOMES: ..... 66,936 SF
GARAGES: ..... 15,900 SF
CLUBHOUSE: ..... 7,550 SF
FITNESS CENTER: ..... 3,648 SF
WAL MODE: ..... 2,400 SF
TOTAL: ..... 308,531 SF
PARKING SUMMARY:
PARKING REQUIRED: ..... 1,439 SPACES (1.1 SPACES/BEDROOM)
PARKING PROVIDED: ..... 1,452 SPACES (1.1 SPACES/BEDROOM)
STANDARD SPACES (10'X20'): ..... 1003 SPACES
ACCESSIBLE SPACES: ..... 14 SPACES
GARAGE SPACES GARAGES (10'X20')...77 SPACES (1 ADA - 20'X20')
DRIVEWAY SPACES ..... 168 SPACES
TOWNHOME GARAGES ..... 168 SPACES
OPEN SPACE SUMMARY
OPEN SPACE REQUIRED: 53.535 AC *20% = 10.11 AC (440,282 SF)
OPEN SPACE PROPOSED: ..... 10.63 AC (463,097 SF)
OVERALL LANDSCAPE AREA REQUIRED: 53.535 AC *40% = 20.21 AC (880,524 SF)
OVERALL LANDSCAPE AREA PROVIDED: ..... 21.50 AC (936,725 SF)
(ASSUMING ±0.0 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: ..... 14.66 AC (625,769 SF)
SETBACKS:
APARTMENT/TOWNHOME FRONT: 35 FT
APARTMENT/TOWNHOME REAR: 20 FT
TOWNHOME SIDE: 10 FT
APARTMENT SIDE: 10 FT
VARIANCE REQUESTED TO CITY OF LA VERGNE ZONING ORDINANCE. 6.5.2.D TOWNHOUSE BUILDING TYPE REQUIREMENTS TO ALLOW FRONT-LOADED TOWNHOMES
OPEN SPACE SUMMARY
FUTURE COMMERCIAL DEVELOPMENT (NCD ZONING)
ZONING BOUNDARY - NCD EXISTING
R3 PROZONE FROM R2
BLDG 100 36 UNITS
BLDG 200 36 UNITS
BLDG 300 36 UNITS
BLDG 400 36 UNITS
BLDG 500 36 UNITS
BLDG 600 36 UNITS
BLDG 700 36 UNITS
BLDG 800 36 UNITS
BLDG 900 36 UNITS
BLDG 1000 36 UNITS
BLDG 1100 36 UNITS
BLDG 1200 36 UNITS
BLDG 1300 36 UNITS
BLDG 1400 36 UNITS
BLDG 1500 36 UNITS
BLDG 1600 36 UNITS
BLDG 1700 36 UNITS
BLDG 1800 36 UNITS
TOWNHOMES (3)
TOWNHOMES (4)
TOWNHOMES (5)
TOWNHOMES (6)
GARAGE A
GARAGE B
GARAGE C
CLUBHOUSE
FITNESS
STORMWATER POND
L=25.105, R=960.000
Δ=1.4983
S29° 49' 48.26"E
453.620'
S29° 51' 55.08"E
6.919'
S13° 57' 27.15"W
N74° 38' 25.32"W
ERNEST AND LOUISE STILL DB 1627 PG 2197 PARCEL 028 01600
L.K. Modi Parcel Id: 028 017.00 Rb 1397, Pg 3659 (R.O.R.C., TN.)
Jerry W. Lewis Parcel Id: 028 018.00 Rb 1331, Pg 2322 (R.O.R.C., TN.)
Miguel Samuel & Mira Aoib Parcel Id: 028 018.01 Rb 3270, Pg 3272 (R.O.R.C., TN.)
Texas Eastern Transmission, LP Parcel Id: 28-18.00 Rb 358, Pg 3658 (R.O.R.C., TN.)
Noble N. Dice, Betty A. Bast Parcel Id: 028 056.01 Rb 440, Pg 275 (R.O.R.C., TN.)
VALLIE REED DB 1627 PG 2197 PARCEL 028 02300
JACQUELINE MULLINS DB 1173 PG 1641 PARCEL 028 02200
BEVERLY MULLINS VAUGHAN DB 2565 PG 3679 PARCEL 028 02100
DAVID WILLS DB 1452 PG 2667 PARCEL 028 02000
UNITED CITIES GAS COMPANY DB 317 PG 927 PARCEL 028 02001
WALDRON VESTER FAMILY LIMITED PARTNERSH DB 558 PG 1387 PARCEL 028 04407
TIMBERLAND ASTON CREEK LLC DB 1809 PG 1326 PARCEL 028 05900
TEXAS EASTERN TRANSMISSION DB 358 PG 2651 PARCEL 028 05902
TEXAS EASTERN TRANSMISSION DB 358 PG 3658 PARCEL 028 05500
TIMBERLAND ASTON CREEK LLC DB 1809 PG 1326 PARCEL 028 05800
RRC ASSOCIATES II PARCEL 028 05804
Harley L. Faulkner, et ux, Parcel Id: 028 015.00 RB 647, PG 491 (R.O.R.C., TN.)
Caron Broadcasting, Inc. 1 Acre Cell Tower Lease RB 259 PG 711
Champion Dr. (50' Public R/W)
Arbor Heights - Phase 1 PB 14, PG 124
Arbor Heights - phase II PB 14, PG 125
Discovery Dr.
Mickey's Swings PB 5-6
Hidden Creek Subdivision PB 21, PG 19
Arbor Heights Phase 2 Section 1 PB 21, PG 19
Arbor Heights Phase 2 Section 2 PB 21, PG 19
Arbor Heights Phase 2 Section 3 PB 21, PG 19
Arbor Heights Phase 2 Section 4 PB 21, PG 19
Arbor Heights Phase 2 Section

Planning Commission Report
Meeting: August 25, 2026

City of La Vergne

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@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
All comments addressed.

Engineering (Gary Lide - glide@lavergnetn.gov; and Amanda Hicks - ahicks@lavergnetn.gov
Comments addressed.

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
No comments.

Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)

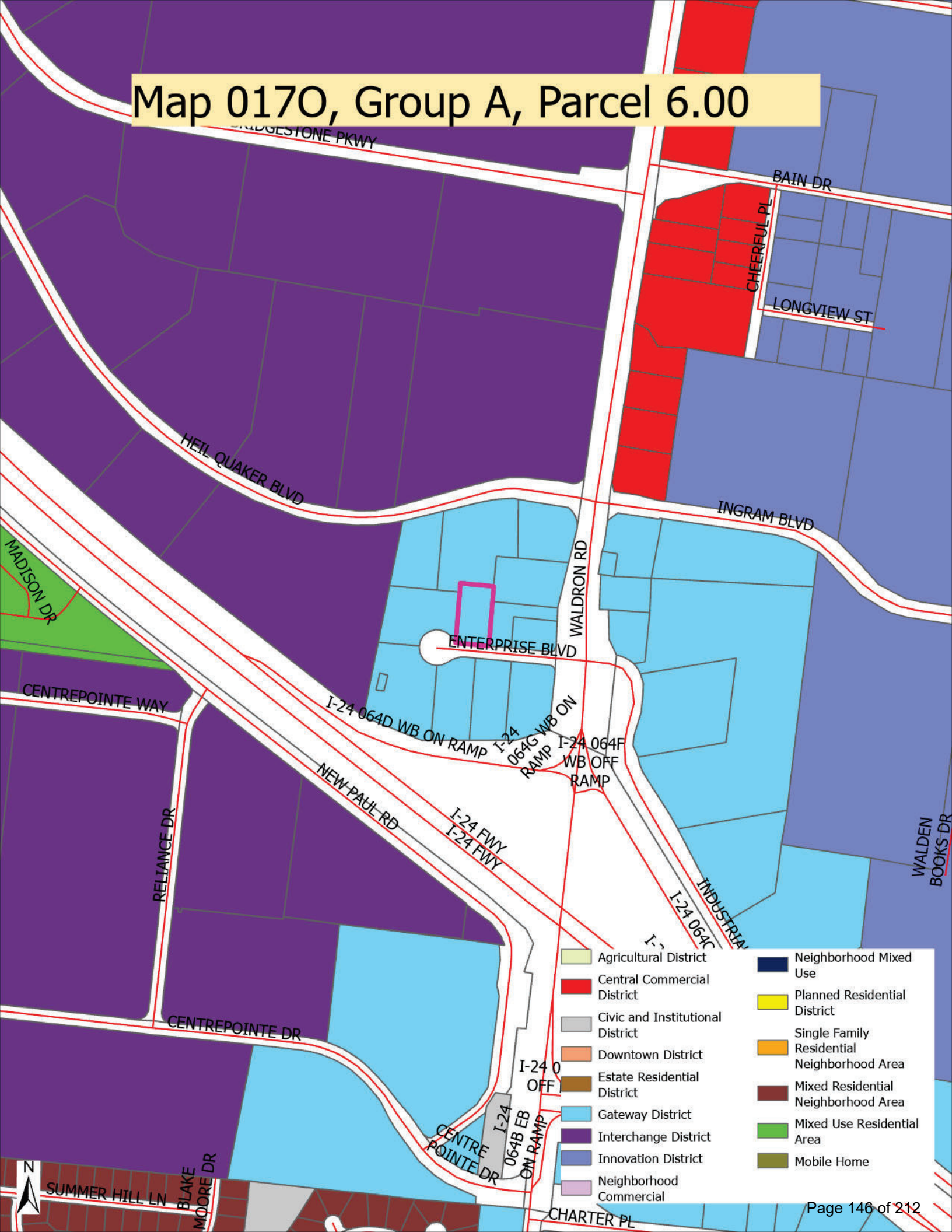
1. Access exceeds 150'. Will require a turnaround.
2. No fire line shown.
3. No FDC shown.
4. Hydrants need to be shown.

5. The maintenance side entrance cannot be used for access due to the parking shown.

<u>*Note:</u> 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
HEIL QUAKER BLVD
INGRAM BLVD
WALDRON RD
ENTERPRISE BLVD
I-24 064D WB ON RAMP
I-24 064G WB ON RAMP
I-24 064F WB OFF RAMP
I-24 064C WB OFF RAMP
INDUSTRIAL BLVD
I-24 FWY
I-24 FWY
NEW PAUL RD
N
Rutherford County GIS/OIT, Microsoft, Vantor


Map 017O, Group A, Parcel 6.00
ENTERPRISE BLVD
N
Rutherford County GIS/OIT, Microsoft, Vantor


Map 017O, Group A, Parcel 6.00
BRIDGESTONE PKWY
BAIN DR
CHEERFUL PL
LONGVIEW ST
HEIL QUAKER BLVD
INGRAM BLVD
MADISON DR
WALDRON RD
ENTERPRISE BLVD
CENTREPOINTE WAY
I-24 064D WB ON RAMP
I-24 064G WB ON RAMP
I-24 064F WB OFF RAMP
NEW PAUL RD
I-24 FWY
I-24 FWY
RELIANCE DR
INDUSTRIAL
I-24 064C
WALDEN BOOKS DR
CENTREPOINTE DR
I-24 0 OFF
I-24 064B EB ON RAMP
CENTRE POINTE DR
SUMMER HILL LN
BLAKE MOORE DR
CHARTER PL
N
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


Quality
Quality

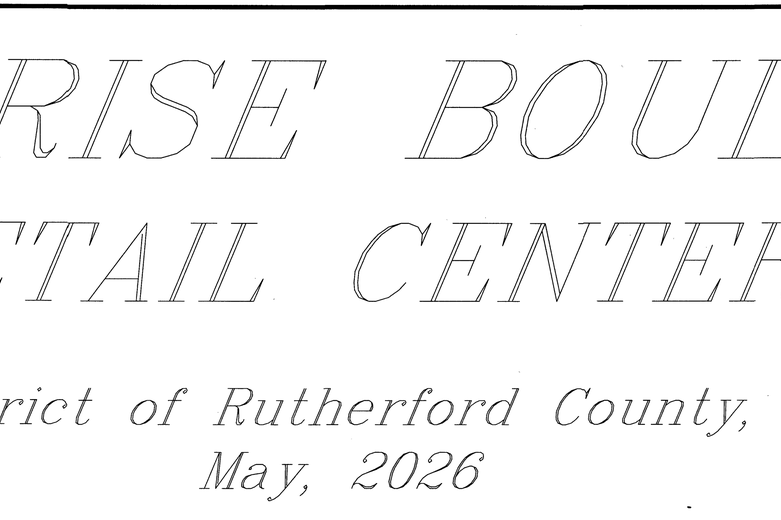

WAFFLE HOUSE
WAFFLE HOUSE
WAFFLE HOUSE

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
C0.2	DEMOLITION PLAN
C1.0	SITE PLAN
C1.1	GRADING & DRAINAGE PLAN
C1.2	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	FIRE TRUCK TURNING PLAN
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: 8,108 s.f.
Square footage of each use: Drive–Thru (1,508 s.f.)
Retail (5,800 s.f.)
Fitness Center (400 s.f.)
Office (400 s.f.)
Floor Area Ratio: 0.79, 79%
Height: 2 stories, 40 feet tall
Acreage/square footage of lot: 0.93 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 (inc. 2 H.C. spaces)

Landscaping & Buffering:

Impervious surface area: 31,724 s.f.
Open Space Provided: 8,952 s.f.

OWNER: NATVAR B. PATEL
ADDRESS: 1883 TRADITIONS CIRCLE
BRENTWOOD, TN 37027
PROPERTY ADDRESS: ENTERPRISE BLVD
LAVERGNE, TN 37086
TAX MAP: 170 GROUP: A PARCEL: 6.00
RECORD BOOK: 952, PAGE: 2232

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : 893 – 4084, FAX: 893 – 0080

PROJECT NO. ____-____ | *SH. C0.0*

NOTES:

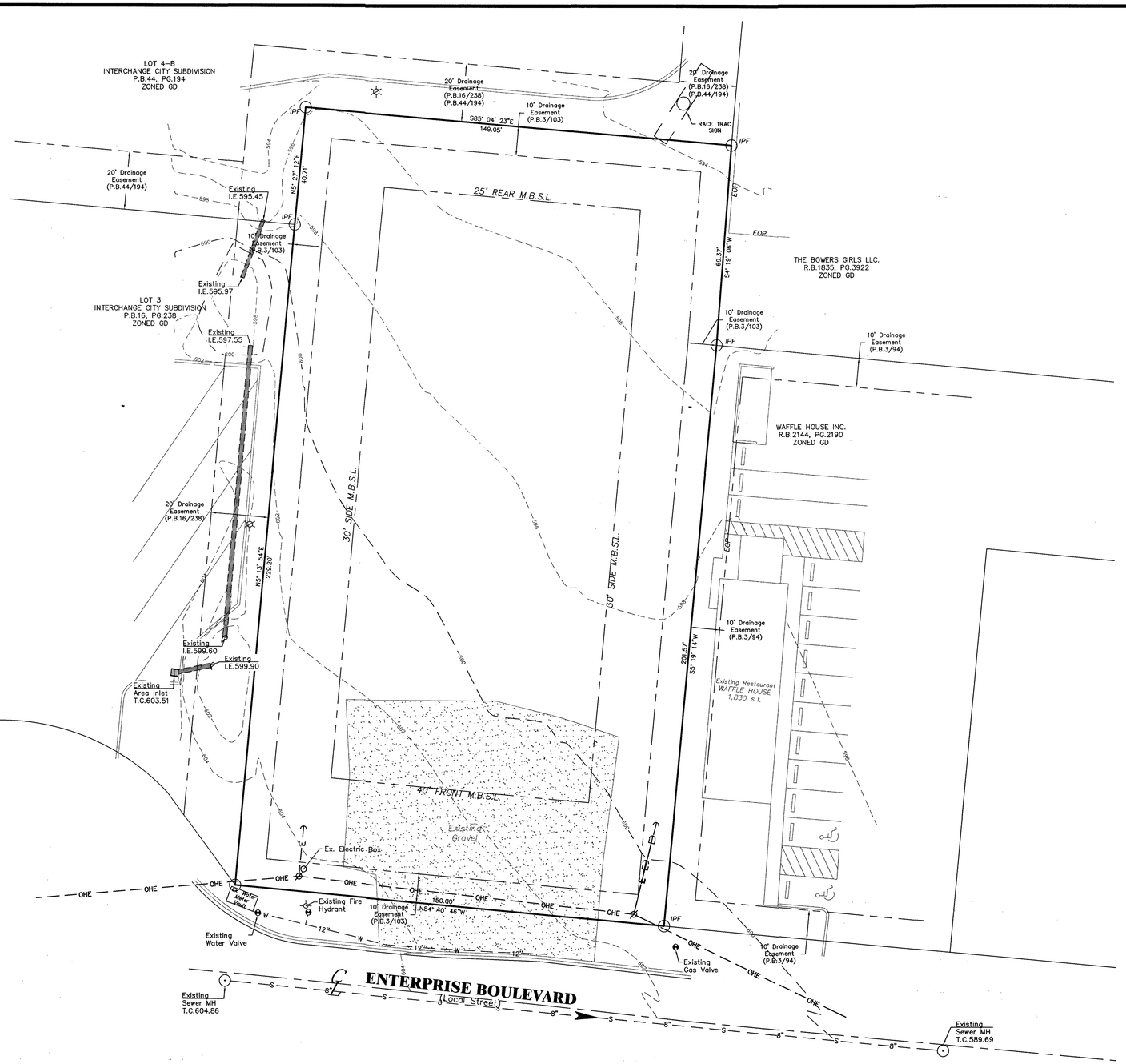
1. Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to communicating any work.
2. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
3. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
4. 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.

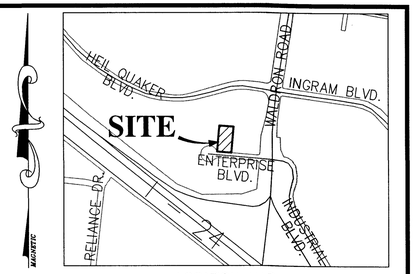
GLOBAL POSITION SYSTEM SURVEY NOTES

1. For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: TOPCON Hiper V-Model #100137-04 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the TDOT CORS station TN3A for horizontal and for vertical control.
2. The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
3. The dates that fieldwork was performed for this survey were: 00/00/0000, 00/00/0000, and 00/00/0000.
4. The datum(s) for the TDOT CORS Network Station 3A that was used:
   HORIZ.: NAD83(2011) EPOCH 2010
   VERT.: NAVD 1988
5. Fixed Control Station designation with positional data:
   TDOT CORS STATION-TN3A
   STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 553,312.4528
   EASTING: 1,860,677.584
   ELEVATION: 650.209 FT.
6. Geoid model used- GEOID03
7. Combined grid factors for TDOT CORS Station TN3A:
   0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)

LEGEND

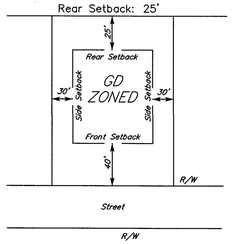
- Power Pole
- Existing Fire Hydrant
- Gate Valve & Box
- Light Pole
- Existing Water Meter
- —W— Existing Water Line
- —S— Existing Sanitary Sewer Line
- Existing Manhole
- —E— Existing Overhead Electrical Line
- —UGE— Existing Underground Electrical Line
- —UGT— Existing Underground Telephone Line
- —C— Existing Underground Cable Line
- —CMP— Corrugated Metal Pipe
- —RCP— Reinforced Concrete Pipe
- —G— Existing Gas Line
- —OO— Existing Contours
- 00.0 Existing Spot Elevations





LOCATION MAP
N.T.S.

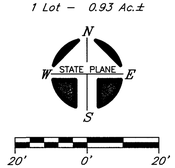
ZONING: Gateway District
Front Setback: 40'
Side Setback: 30'
Rear Setback: 25'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET (1/2" rebar with HSENGR cap)
IPF ○ IRON PIN FND.
○ RAILROAD SPIKE
—x— FENCE
● SURVEY POINT
△ NAIL
■ CONC. MARKER FND.

1 Lot – 0.93 Ac.±



OWNER: NATVAR B. PATEL
ADDRESS: 1883 TRADITIONS CIRCLE
BRENTWOOD, TN 37027
PROPERTY ADDRESS: ENTERPRISE BLVD
LAVERGNE, TN 37086
TAX MAP: 170 GROUP: A PARCEL: 6.00
RECORD BOOK: 952, PAGE: 2232

THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD MAP NUMBER: 47149C0105J
FLOOD MAP DATE: MAY 9, 2023 ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOW AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-.07.



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

#	DATE	REVISIONS

EXISTING CONDITIONS

ENTERPRISE BOULEVARD
RETAIL CENTER

3rd Civil District of Rutherford County, Tennessee

PROJECT NO. ____-____

DATE: May, 2026 | SCALE: 1"=20' | SH. C0.1

NOTES:

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GLOBAL POSITION SYSTEM SURVEY NOTES

1. For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: TOPCON Hiper V-Model #100137-04 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the TDOT CORS station TN3A for horizontal and for vertical control.
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3. The dates that fieldwork was performed for this survey were: 00/00/0000, 00/00/0000, and 00/00/0000.
4. The datum(s) for the TDOT CORS Network Station 3A that was used:
   HORIZ.: NAD83(2011) EPOCH 2010
   VERT.: NAVD 1988
5. Fixed Control Station designation with positional data:
   TDOT CORS STATION-TN3A
   STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 553,312.4528
   EASTING: 1,860,677.584
   ELEVATION: 650.209 FT.
6. Geoid model used- GEOID03
7. Combined grid factors for TDOT CORS Station TN3A:
   0.99921865 (STATE PLANE-TN 4100-US SURVEY FT.)

LEGEND

-o-	Power Pole
	Existing Fire Hydrant
	Gate Valve & Box
	Light Pole
W	Existing Water Meter
--W--	Existing Water Line
--S--	Existing Sanitary Sewer Line
O	Existing Manhole
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--RCP--	Reinforced Concrete Pipe
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--00--	Existing Contours
00.0	Existing Spot Elevations

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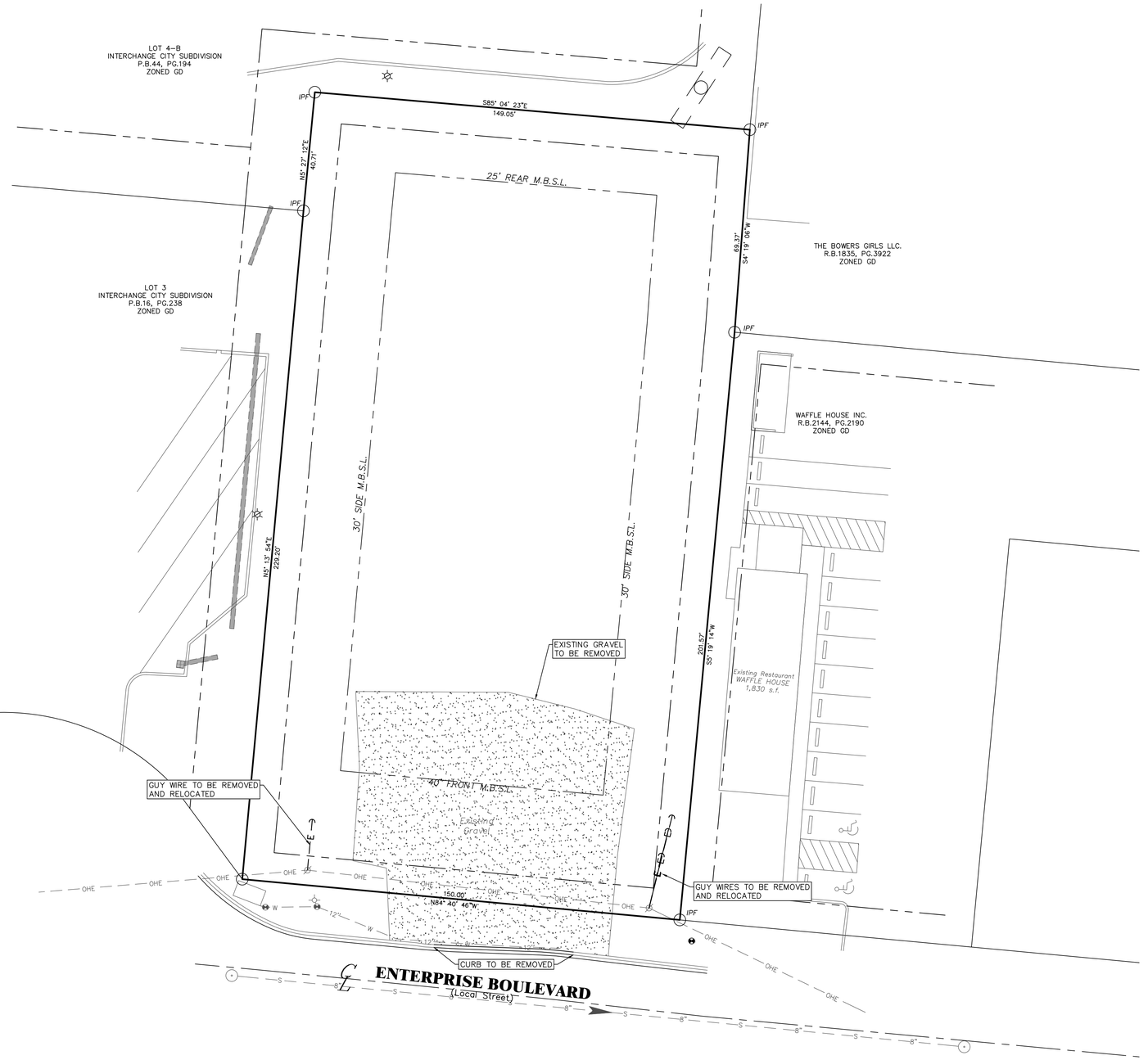
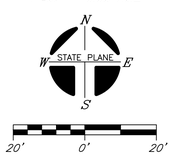


1 Lot - 0.93 Ac.±



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#	DATE	REVISIONS

WILLIAM H. HUDDLESTON III
REGISTERED ENGINEER
No. 18450
STATE OF TENNESSEE
WILLIAM H. HUDDLESTON III
REGISTERED LAND SURVEYOR
No. 2328
STATE OF TENNESSEE
HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : 893 - 4084, FAX: 893 - 0080

DEMOLITION PLAN

ENTERPRISE BOULEVARD RETAIL CENTER

3rd Civil District of Rutherford County, Tennessee

PROJECT NO. _____

DATE: May, 2026 | SCALE: 1"=20' | SH. C0.2

7/20/2026 11:36 AM \\SERVER2\Share\ACAD310\Civil 3D Projects\ENTERPRISE BLVD\dwg\26-07 ENTERPRISE BLVD.dwg

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7. Combined grid factors for TDOT CORS Station TN3A:
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LEGEND

-P-	Power Pole
-◇-	Existing Fire Hydrant
⊖	Gate Valve & Box
☼	Light Pole
Ⓦ	Existing Water Meter
--W--	Existing Water Line
--S--	Existing Sanitary Sewer Line
Ⓢ	Existing Manhole
--E--	Existing Overhead Electrical Line
--UGE--	Existing Underground Electrical Line
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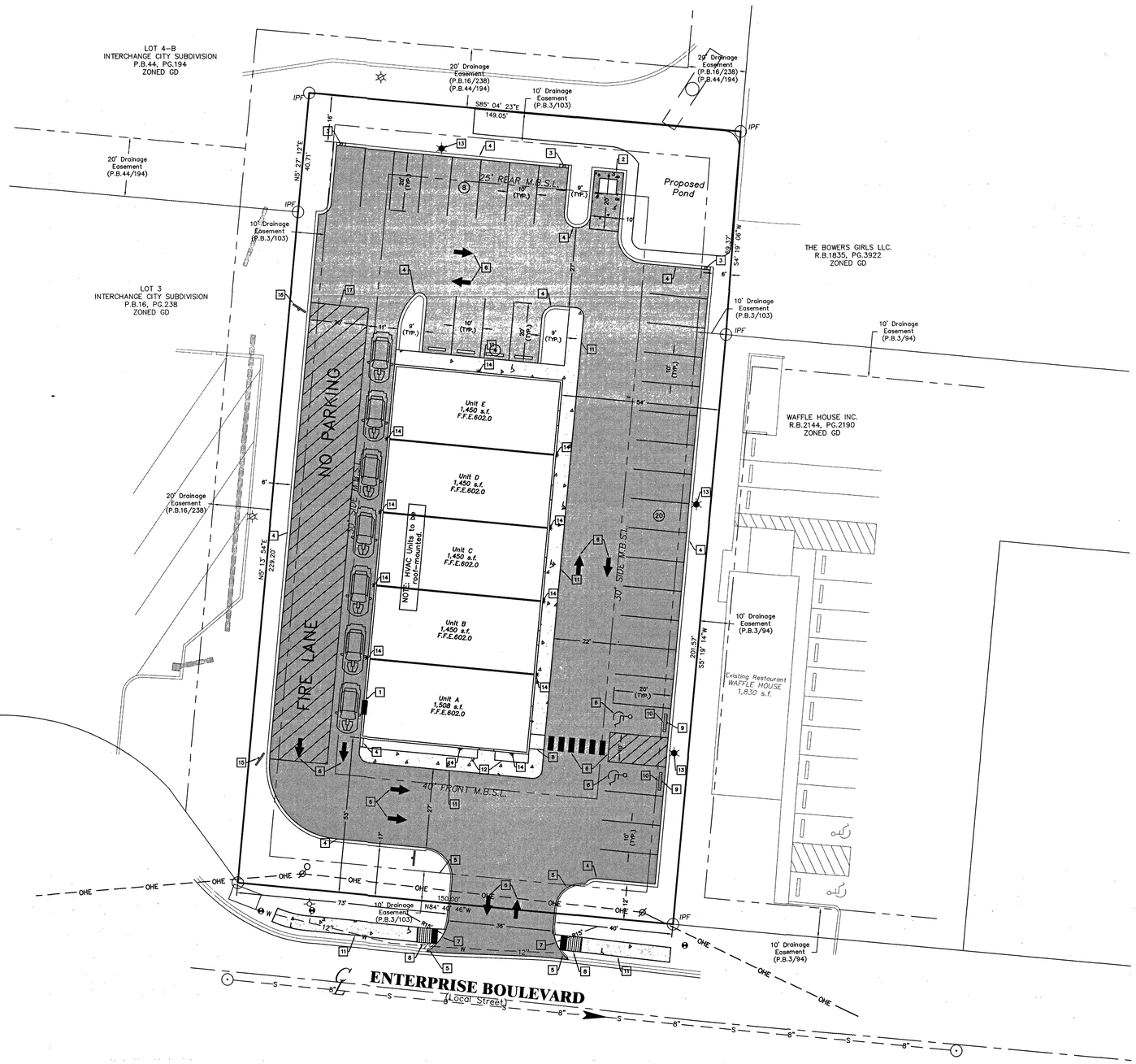
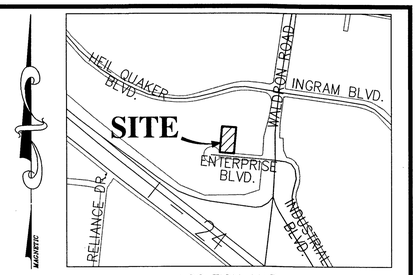




LOCATION MAP
N.T.S.

Site Data Chart

Zoning District: Gateway District (GD)
Proposed Use: Drive-Thru
Retail
Fitness Center
Office
Total square footage: 8,108 s.f.
Square footage of each use: Drive-Thru (1,508 s.f.)
Retail (5,800 s.f.)
Fitness Center (400 s.f.)
Office (400 s.f.)
Floor Area Ratio: 0.79, 79%
Height: 2 stories, 40 feet tall
Acreage/square footage of lot: 0.93 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 (inc. 2 H.C. spaces)

Landscaping & Buffering:

Impervious surface area: 31,724 s.f.
Open Space Provided: 8,952 s.f.

CONSTRUCTION LEGEND

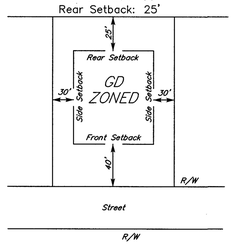
1	Proposed Drive-Thru Window
2	Proposed Concrete Dumpster Pad*
3	Proposed 3' Break in Curb
4	Proposed Concrete Curb*
5	Proposed 6" Concrete Curb*
6	Proposed Striping
7	Proposed HC Landing
8	Proposed HC Ramp*
9	Proposed HC Sign*
10	Proposed Concrete Wheel Stop
11	Proposed 5' Sidewalk*
12	Proposed 3' Landscaping Strip
13	Proposed Light Pole
14	Proposed Wall Sconce
15	Proposed "One Way - Do Not Enter" Sign
16	Proposed "Fire Lane - No Parking" Sign
17	Proposed Fire Lane

Proposed Asphalt Pavement

Proposed Concrete

*See Sheet C5.0 for details.

ZONING: Gateway District
Front Setback: 40'
Side Setback: 30'
Rear Setback: 25'



TYPICAL BUILDING SETBACK DETAIL
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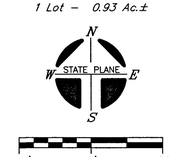

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#	DATE	REVISIONS
1	05/14/26	Revised Site Layout per client comments
2	05/15/26	Increased Building length per client request
3	07/20/26	Addressed staff comments (Typ.)



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

SITE PLAN

ENTERPRISE BOULEVARD
RETAIL CENTER

3rd Civil District of Rutherford County, Tennessee

PROJECT NO. _____

DATE: May, 2026 | SCALE: 1"=20' | SH. C1.0

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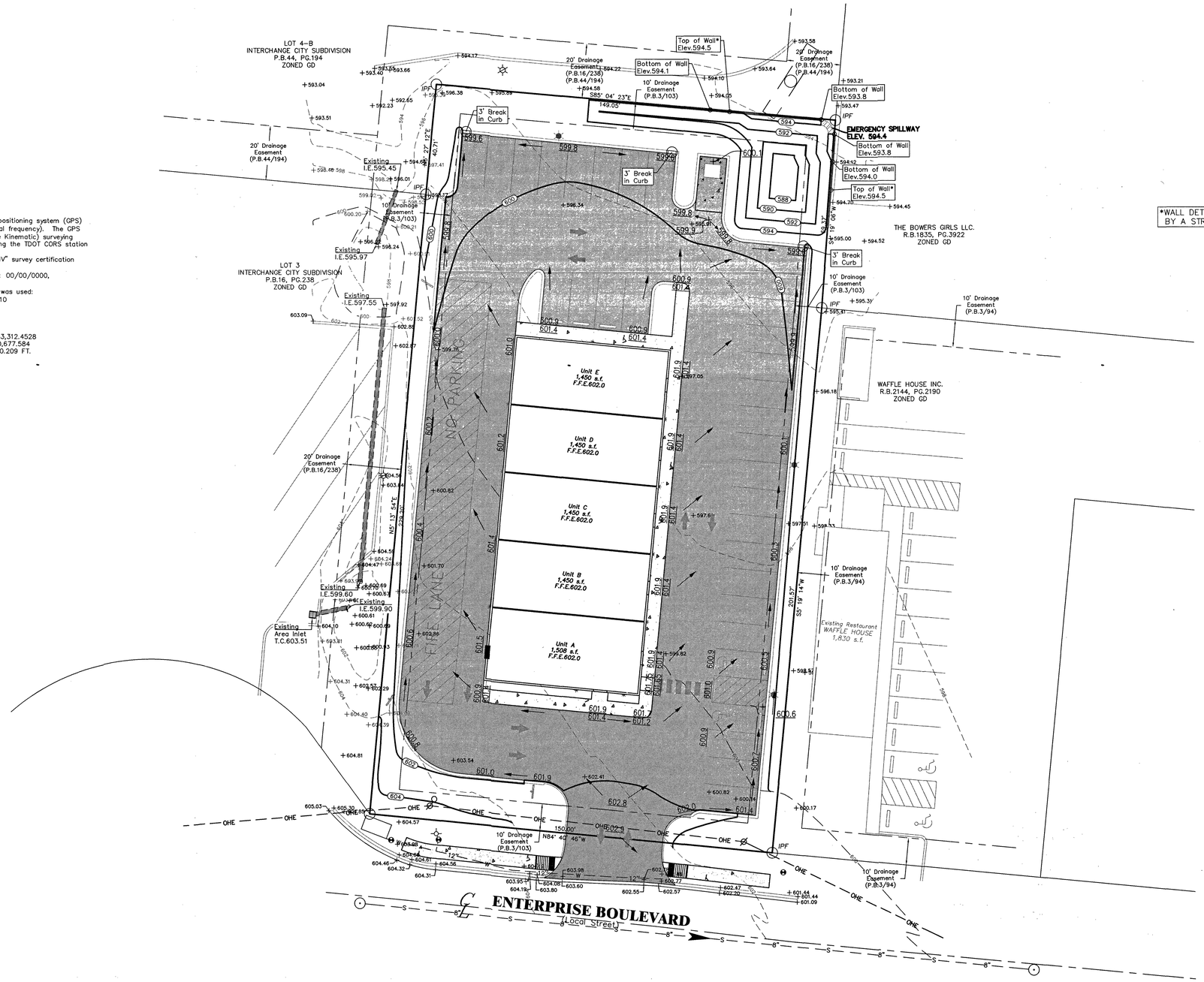
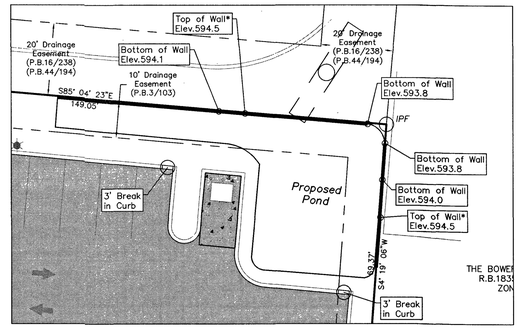
LEGEND

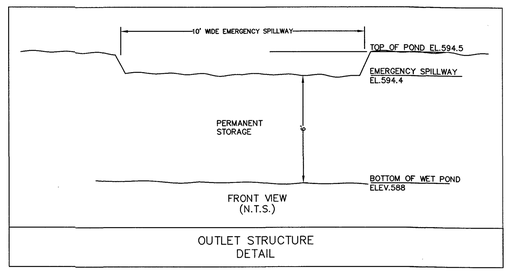
- Power Pole
- Existing Fire Hydrant
- Gate Valve & Box
- Light Pole
- Existing Water Meter
- —W— Existing Water Line
- —S— Existing Sanitary Sewer Line
- Existing Manhole
- —E— Existing Overhead Electrical Line
- —UGE— Existing Underground Electrical Line
- —UGT— Existing Underground Telephone Line
- —C— Existing Underground Cable Line
- —CMP— Corrugated Metal Pipe
- —RCP— Reinforced Concrete Pipe
- —G— Existing Gas Line
- —OO— Existing Contours
- 00.0 Existing Spot Elevations



*WALL DETAIL TO BE DESIGNED BY A STRUCTURAL ENGINEER.



POND WALL LOCATION
Scale: 1"=20'



OUTLET STRUCTURE DETAIL

LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET (1/2" rebar with HSENGR cap)
IPF ○ IRON PIN FND.
○ RAILROAD SPIKE
-x- FENCE
● SURVEY POINT
△ NAIL
■ CONC. MARKER FND.

1 Lot - 0.93 Ac.±

N W STATE PLANE E S

20' 0' 20'

OWNER: NATVAR B. PATEL
ADDRESS: 1883 TRADITIONS CIRCLE BRENTWOOD, TN 37027
PROPERTY ADDRESS: ENTERPRISE BLVD LAVERGNE, TN 37086
TAX MAP: 170 GROUP: A PARCEL: 6.00
RECORD BOOK: 952, PAGE: 2232

THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD MAP NUMBER: 47149C0105J
FLOOD MAP DATE: MAY 9, 2023 ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOW AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-.07.

#	DATE	REVISIONS
1	07/20/26	Addressed staff comments (Typ.)

WILLIAM B. HUDDLESTON III REGISTERED ENGINEER No. 16351 STATE OF TENNESSEE

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

GRADING & DRAINAGE PLAN

ENTERPRISE BOULEVARD RETAIL CENTER

3rd Civil District of Rutherford County, Tennessee

PROJECT NO. _____-_____

DATE: May, 2026 | SCALE: 1"=20' | SH. C1.1

NOTES:

1. Underground utilities shown were located using available above-ground evidence, as well as information obstained 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 communicating any work.
2. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
3. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
4. 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.

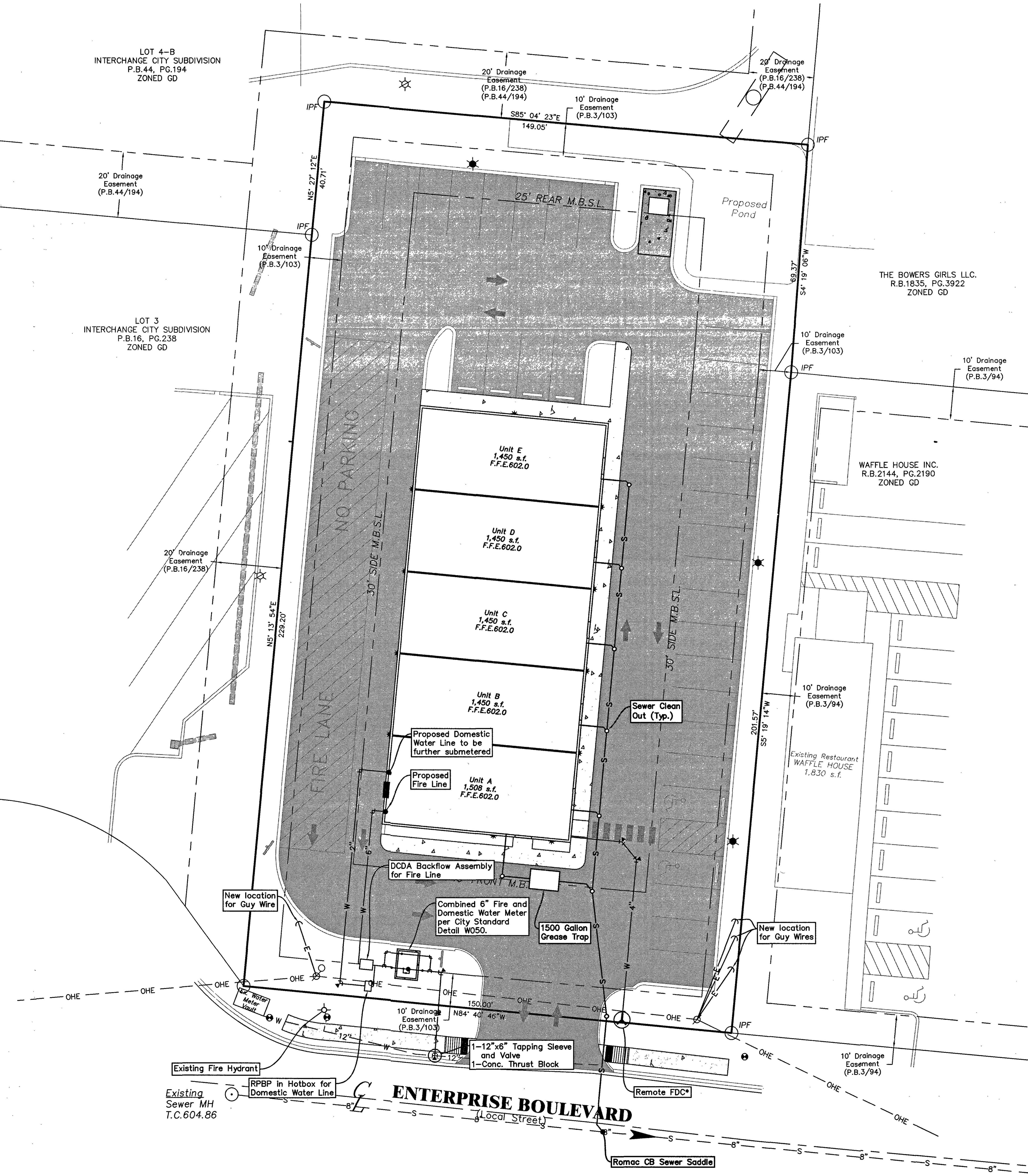
GLOBAL POSITION SYSTEM SURVEY NOTES

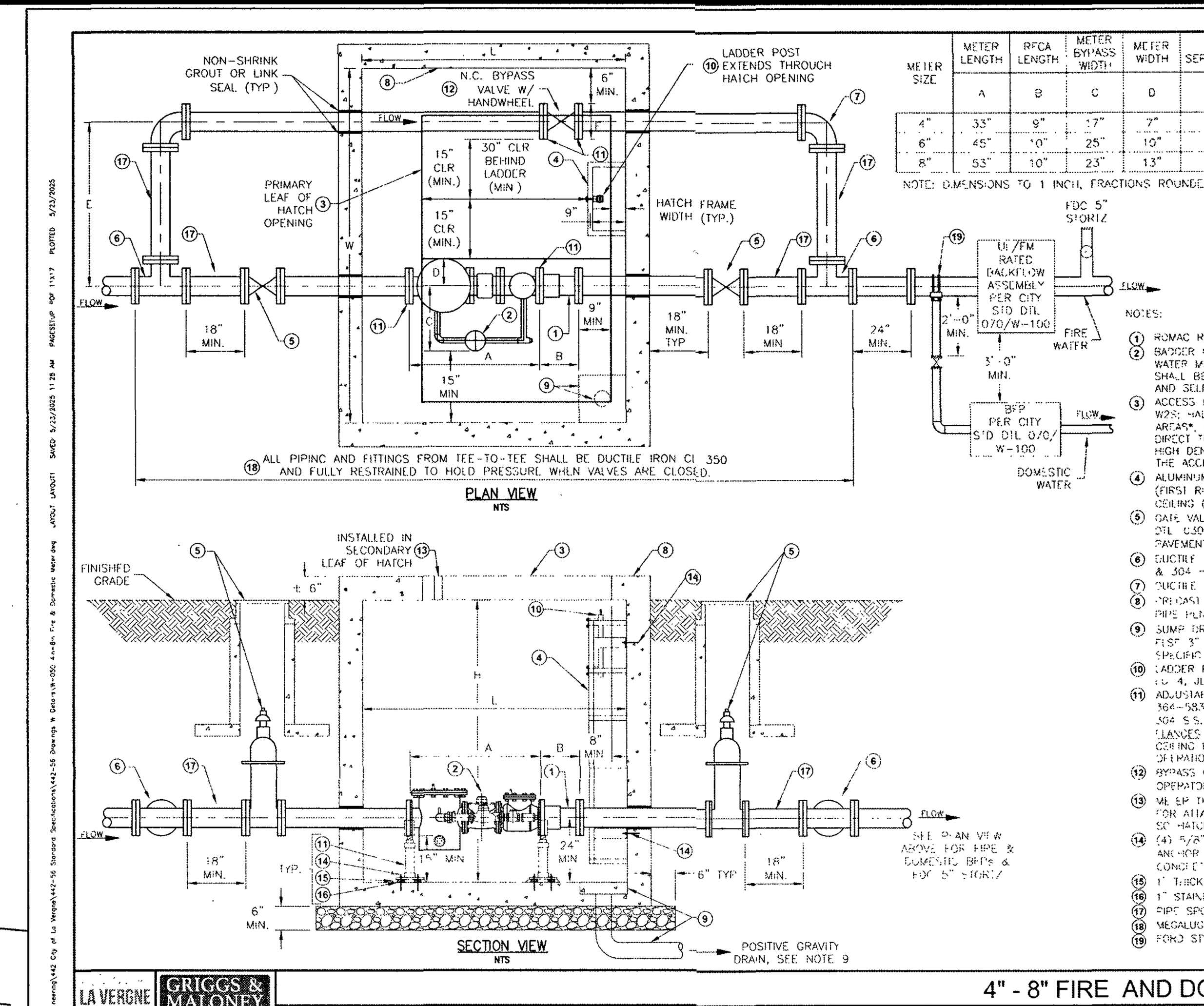
1. For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: TOPCON Hiper V-Model #100137-04 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the TDOT CORS station TN3A for horizontal and for vertical control.
2. The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
3. The dates that fieldwork was performed for this survey were: 00/00/0000, 00/00/0000, and 00/00/0000.
4. The datum(s) for the TDOT CORS Network Station 3A that was used:
   HORIZ.: NAD83(2011) EPOCH 2010
   VERT.: NAVD 1988
5. Fixed Control Station designation with positional data:
   TDOT CORS STATION-TN3A
   STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 553,312.4528
   EASTING: 1,860,677.584
   ELEVATION: 650.209 FT.
6. Geoid model used- GEOID03
7. Combined grid factors for TDOT CORS Station TN3A:
   0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)

LEGEND

Symbol	Description
	Power Pole
	Existing Fire Hydrant
	Gate Valve & Box
	Light Pole
(W)	Existing Water Meter
—W—	Existing Water Line
—S—	Existing Sanitary Sewer Line
O	Existing Manhole
—E—	Existing Overhead Electrical Line
—UGE—	Existing Underground Electrical Line
—UGT—	Existing Underground Telephone Line
—C—	Existing Underground Cable Line
—CMP—	Corrugated Metal Pipe
—RCP—	Reinforced Concrete Pipe
—G—	Existing Gas Line
—00—	Existing Contours
00.0	Existing Spot Elevations

WATER LINE NOTES:
- The building is 8,108 s.f. Any building larger than 5,000 s.f. in Lavergne shall have fire sprinklers.
- *Install approved STORZ-FDC with 30-degree elbow downward. 5" STORZ x 4"NPT





METER SIZE	METER LENGTH A	RFCA LENGTH B	METER BYPASS WIDTH C	METER WIDTH D	PIPE SEPARATION E	FLANGE O.D. F	PRECAST VAULT W	PRECAST VAULT L	PRECAST VAULT H	ACCESS HATCH WIDTH	ACCESS HATCH LENGTH
4"	33"	9"	17"	7"	42"	9"	8'	6'	6'	72"	48"
6"	45"	10"	25"	10"	46"	11"	8'	6'	6'	72"	48"
8"	53"	10"	23"	13"	50"	14"	8'	7'	6'	72"	48"

MIN. INTERNAL DIMENSIONS (I.D.)

NOTE: DIMENSIONS TO 1 INCH, FRACTIONS ROUNDED UP. CENTERLINE OF VAULT PIPING 24" ABOVE VAULT FLOOR

NOTES:

1. ROMAC RFCA, OR APPROVED EQUIVALENT.
2. BADGER METER'S RECORDALL FIRE SERIES COMBINED FIRE AND DOMESTIC WATER METER ASSEMBLY, PER CITY. FIXTURE COUNT AND WATER APPLICATION SHALL BE SUPPLIED TO CITY WATER METER DEPT AND CITY SHALL DETERMINE AND SELECT THE APPROPRIATE METER SIZE AND METER TYPE.
3. ACCESS HATCH: DOUBLE LEAF AL FRAME WITH SS COMPONENTS HALLIDAY W2S; HALLIDAY H2W H20 RATED LID FOR OFF-STREET/INDIRECT TRAFFIC AREAS*, DIMENSIONS AS SHOWN, OR APPROVED EQUALS. *DO NOT INSTALL IN DIRECT TRAFFIC, DESIGNED FOR OFF-STREET LOCATIONS NOT SUBJECTED TO HIGH DENSITY TRAFFIC. PRIMARY LEAF OF HATCH SHALL BE POSITIONED OVER THE ACCESS LADDER OF THE VAULT.
4. ALUMINUM FIXED LADDER, RUNGS 9" OFF VAULT WALL, 12" VERTICAL SPACING, (FIRST RUNG >7" AND < 12" FROM FLOOR), LADDER FRAME STOPS 2" FROM CEILING (MINIMUM). ANCHOR LADDER EVERY 4 FEET (MIN.)
5. GATE VALVE, WITH MJ AND MEGALUG FITTINGS, AND VALVE BOX PER CITY STD. DTL. 050/W-060, "TYPICAL VALVE BOX SETTING INSIDE & OUTSIDE OF PAVEMENT."
6. DUCTILE IRON TEE (MJ WITH MEGALUG) W/ BURIED SERVICE RATED GASKETS & 304 HARDWARE TORQUED TO AWWA SPEC FOR MJ PIPE BOLTS.
7. DUCTILE IRON 90-DEGREE BEND (MECHANICAL JOINT WITH MEGALUG EA. END).
8. PRECAST CONCRETE VAULT, 5,000 PSI (DIMENSIONS AS SHOWN). CENTERLINE PIPE PENETRATION 24" OFF FLOOR.
9. SUMP DRAIN: POSITIVE GRAVITY DRAIN WITH 4" SCH 40 PVC WHERE POSSIBLE. ELSE 3" DEEP SUMP, FLOOR SLOPED 2% TO DRAIN/SUMP. VERIFY SITE SPECIFIC DRAIN OR SUMP REQUIREMENTS WITH CITY PRIOR TO INSTALLATION.
10. LADDER POST TO EXTEND ABOVE HATCH TO FACILITATE VAULT ACCESS, BILCO LU-4, LU-4, OR APPROVED EQUIVALENT.
11. ADJUSTABLE PIPE SUPPORT SADDLE ASTM 304 S.S., TRUMBULL ITEM NO. 364-583X OR ENGINEER APPROVED EQUAL WITH 2" SCH 40 EXTENSION PIPE 304 S.S. ADJUSTABLE PIPE SUPPORTS SHALL BE SIZED TO FIT PIPE/METER FLANGES. 15" CLEAR SPACE BETWEEN PIPE FLANGE AND VAULT FLOOR. VAULT CEILING HEIGHT SHALL CONSIDER RISING STEM AND YOKE GATE VALVE OPERATION HEIGHT.
12. BYPASS GATE VALVE (UL LISTED & FM APPROVED, FLXFL) WITH HANDWHEEL OPERATOR (N.C.)
13. METER TRANSPONDER: CORE 2" HOLE IN SECONDARY LEAF OF THE HATCH FOR ATTACHING METER TRANSPONDER, AND SUPPLY SUFFICIENT CORD LENGTH SO HATCH LID CAN BE OPENED.
14. (4) 5/8" REDHEAD S.S. CONCRETE ANCHOR BOLTS WITH 5/8"Ø S.S HEX HEAD ANCHOR NUT AND 1"X 5/8"Ø HEAVY S.S. WASHER DRILL AND MOUNT INTO CONCRETE WITH 3" MINIMUM EMBEDMENT.
15. 1" THICK NON-SHRINK GROUT LEVELING COURSE.
16. 1" STAINLESS STEEL SPACER UNDER BASEPLATE.
17. PIPE SPOOL PIECE SHALL BE MJ WITH MEGALUG FITTINGS.
18. MEGALUGS SHALL BE EBAA IRON, INC. SERIES 1100 OR APPROVED EQUAL.
19. FORD STYLE F202 DOUBLE STRAP SADDLE TAP.

4" - 8" FIRE AND DOMESTIC WATER METER — Std. Dtl. W050 — Drawn by: G&M — Checked by: S. Tatalovich — SCALE: N.T.S — Rev.: 5-23-2025 — SHT. 1 OF 1

1 Lot - 0.93 Ac.±

LEGEND FOR MONUMENTS
IPS O IRON PIN SET (1/2" rebar with HSENGR cap)
IPF O IRON PIN FND.
O RAILROAD SPIKE
—x— FENCE
● SURVEY POINT
△ NAIL
■ CONC. MARKER FND.

N / S / E / W — STATE PLANE

20' 0' 20'

OWNER: NATVAR B. PATEL
ADDRESS: 1883 TRADITIONS CIRCLE
BRENTWOOD, TN 37027
PROPERTY ADDRESS: ENTERPRISE BLVD
LAVERGNE, TN 37086
TAX MAP: 170 GROUP: A PARCEL: 6.00
RECORD BOOK: 952, PAGE: 2232
THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD MAP NUMBER: 47149C0105J
FLOOD MAP DATE: MAY 9, 2023 ZONE: X
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#	DATE	REVISIONS
1	07/20/26	Addressed staff comments (Typ.)
2	07/29/26	Addressed staff comments (Typ.)

WILLIAM H. HUDDLESTON IV — TENNESSEE No. 1630
WILLIAM H. HUDDLESTON IV — STATE OF TENNESSEE — CERTIFICATE No. 20748

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

UTILITY PLAN

ENTERPRISE BOULEVARD RETAIL CENTER

3rd Civil District of Rutherford County, Tennessee

PROJECT NO. ____-____

DATE: May, 2026 | SCALE: 1"=20' | SH. C1.2

7/29/2026 9:36 AM \\SERVER2\Share\ACAD310\Civil 3D Projects\ENTERPRISE BLVD\dwg\26-0727 ENTERPRISE BLVD.dwg

NOTES:
1. Underground utilities shown were located using available above-ground evidence, as well as information abstained 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 communicating any work.
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3. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
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3. The dates that fieldwork was performed for this survey were: 00/00/0000, 00/00/0000, and 00/00/0000.
4. The datum(s) for the TDOT CORS Network Station 3A that was used:
   HORIZ.: NAD83(2011) EPOCH 2010
   VERT.: NAVD 1988
5. Fixed Control Station designation with positional data:
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   STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 553,312.4528
   EASTING: 1,860,677.584
   ELEVATION: 650.209 FT.
6. Geoid model used- GEOID03
7. Combined grid factors for TDOT CORS Station TN3A:
   0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)

LEGEND

	Power Pole
	Existing Fire Hydrant
	Gate Valve & Box
	Light Pole
	Existing Water Meter
——W——	Existing Water Line
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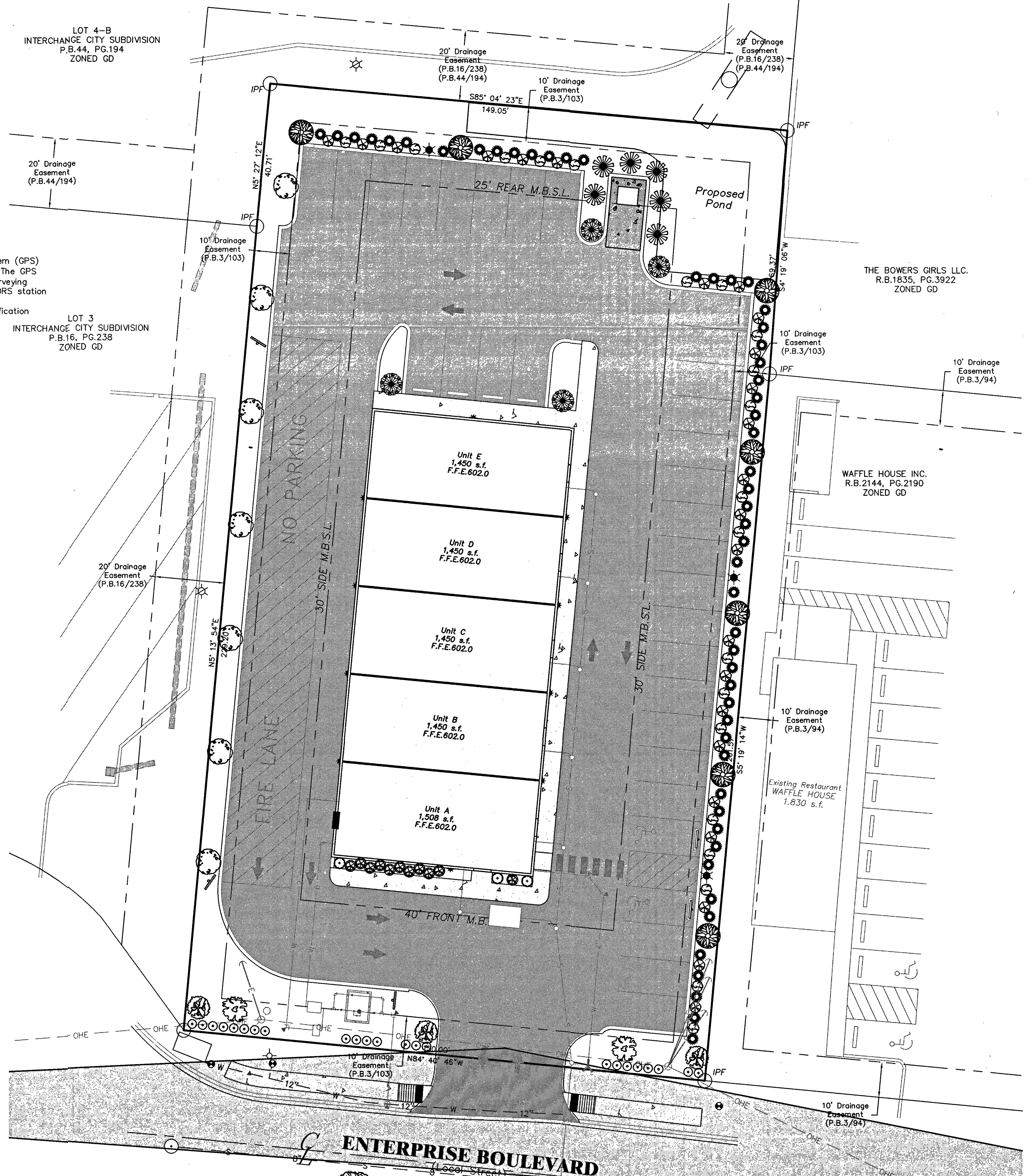
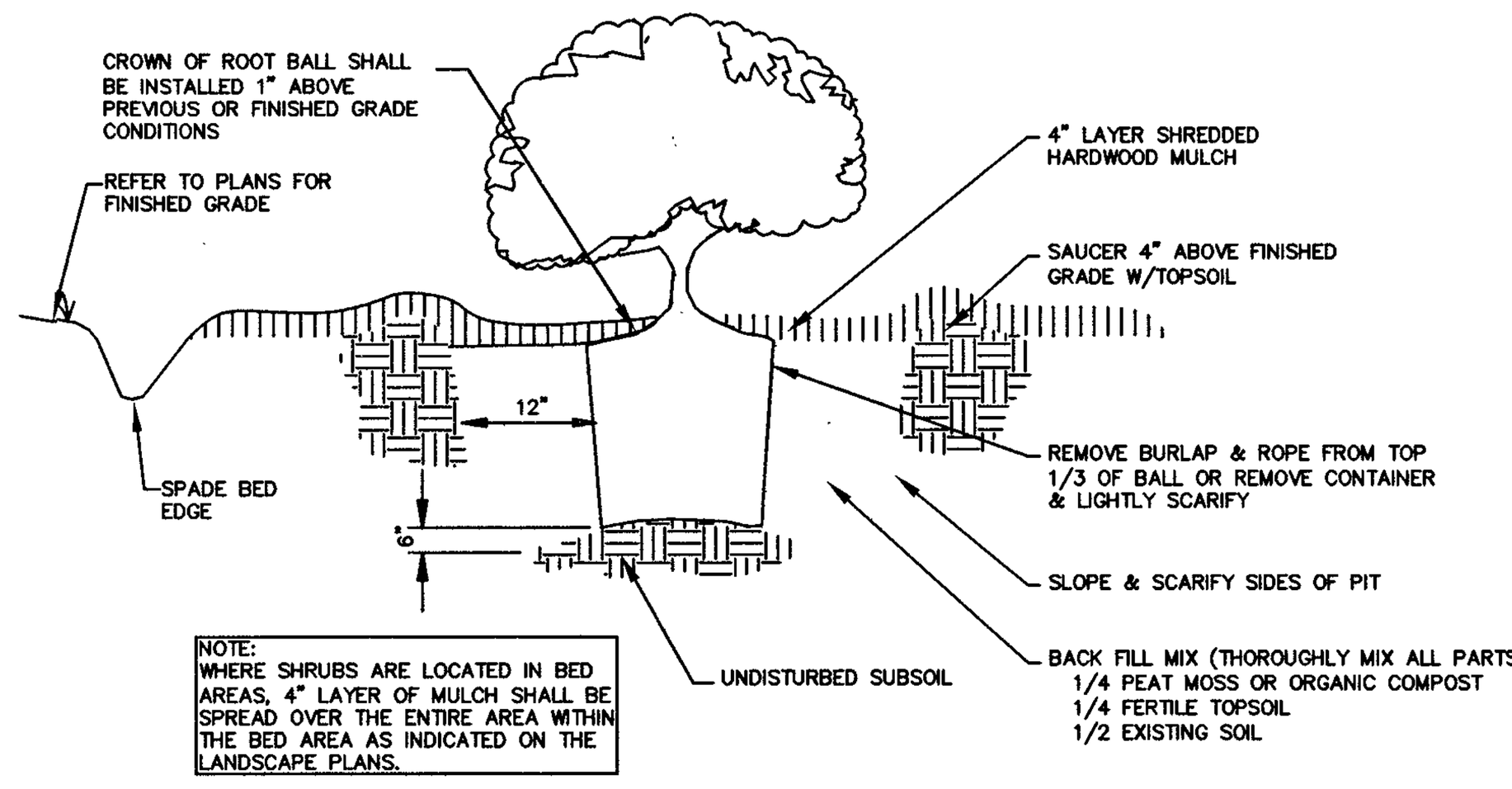


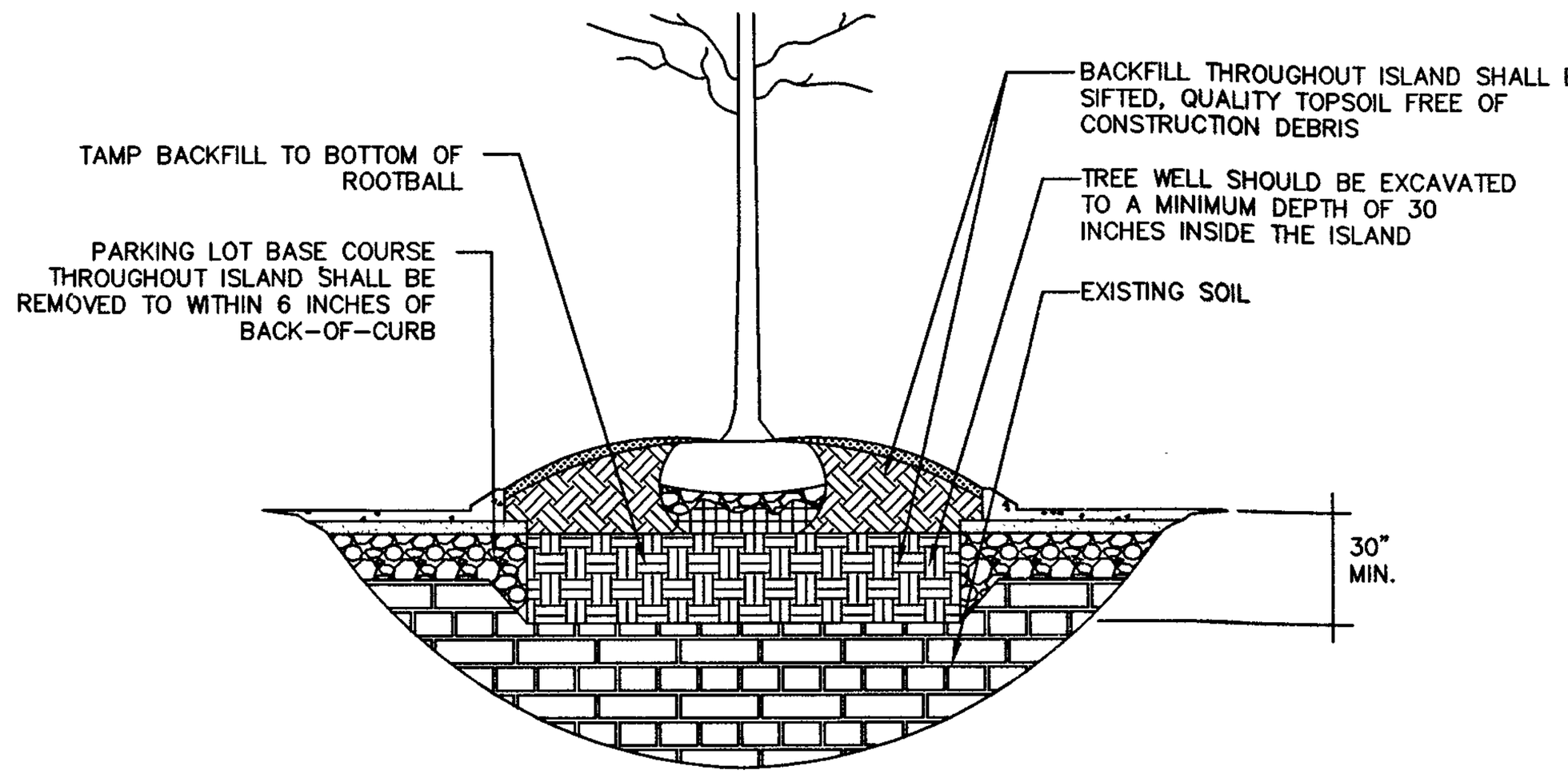
GENERAL NOTES
1. EXISTING TREE SURVEY AND BASE INFORMATION WAS TAKEN FROM THE SITE PLAN FOR THIS PROPOSED PROJECT, ROUNTREE AND ASSOCIATES. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
2. THE LOCATION OF EXISTING AND PROPOSED UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL UTILITIES, GEOTHERMAL LINES AND IRRIGATION LINES PRIOR TO COMMENCING ANY WORK. SAFEGUARD EXISTING UTILITIES THAT ARE TO REMAIN, REPOAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT NO ADDITIONAL EXPENSE TO THE OWNER. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES FOR THIS DISTRICT. NOTIFY TENNESSEE ONE-CALL 72 HOURS PRIOR TO PRECEDING WITH ANY EXCAVATION. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
4. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE 'MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF PUBLIC WORKS.
5. THE CONTRACTOR IS TO VERIFY THE TREE PLANTING REQUIREMENTS OF THE UTILITY AGENCIES FOR THIS DISTRICT PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
6. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL THE WORK IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE CONTRACTOR WILL INDEMNIFY THE OWNER, LANDSCAPE ARCHITECT AND ENGINEER FROM LIABILITY AT THE SITE THROUGHOUT THE INSTALLATION PROCESS.
7. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS AND LIGHTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE INSTALLATION OF THE WORK. WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
9. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STATUTES AND RULES REQUIRING CERTAIN PROTECTIVE PERSONAL APPAREL SUCH AS HARD HATS, PROTECTIVE SHOES, ETC. THE OWNER AND LANDSCAPE ARCHITECT ASSUME NO RESPONSIBILITY OR LIABILITY FOR ACTIONS TAKEN BY THE CONTRACTOR WHICH ENDANGER LIFE OR PROPERTY.
10. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES BUT IS NOT LIMITED AND ANTIQUITIES.
11. MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES, DAILY, AND MORE OFTEN IF NECESSARY, INSPECT AND PICK UP ALL SCRAP, DEBRIS, AND WASTE MATERIAL.
12. PROVIDE PROTECTION TO ALL FINISHED WORK, MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.
13. ANY UTILITY STRUCTURE, LIGHT POLES, SIGN, OR OTHER FEATURE MAY NOT BE ADDED TO ANY REQUIRED LANDSCAPE ISLAND IN SUCH A MANNER THAT WOULD DISPLACE THE REQUIRED LANDSCAPE ELEMENT(S) (TREES, SHRUBS, ETC.)

PLANTING NOTES
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE OUT WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE OWNER'S REPRESENTATIVE WILL ELECT ALTERNATE PLANTING LOCATIONS.
2. SHOULD THE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE OWNER'S REPRESENTATIVE IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANT MATERIALS TO BE INSTALLED, CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION. OWNER'S REPRESENTATIVE WILL SELECT ALTERNATE PLANTING LOCATIONS.
3. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
4. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.
5. PRIOR TO INSTALLATION OF PLANT MATERIALS, THE WIDTH AND LENGTH OF ALL PARKING LOT LANDSCAPE ISLAND AND MEDIAN AREAS ARE TO BE EXCAVATED TO A DEPTH OF 24 INCHES BELOW THE PROPOSED TOP OF ASPHALT PAVEMENT ELEVATION. EXCAVATED MATERIAL IS TO BE REMOVED FROM THE LANDSCAPE AREAS AND DISPOSED OF OFFSITE OR IN AN AREA APPROVED BY THE PROJECT ENGINEER. NO ASPHALTIC CONSTRUCTION TRASH AND/OR MATERIALS ARE TO BE LEFT IN THE TOPSOIL AND PLANTING MIX BACKFILL AND /OR SUBGRADE OF ANY PROPOSED PARKING AREA ISLANDS AND/OR PLANTING MEDIANS AND STRIPS. PARKING LOT ISLANDS AND MEDIANS ARE TO BE BACKFILLED WITH TOPSOIL AND COMPACTED PER THE DETAILS AND PROJECT SPECIFICATIONS AND TO THE ELEVATION INDICATED ON THE GRADING PLANS. FINISHED GRADE CONDITIONS OF SODDED AND SEEDED LAWN AREAS BEHIND CURBS SHALL BE FLUSH WITH OR ONE INCH HIGHER THAN THE TOP OF CURB. ELEVATION AFTER SETTLEMENT AND INSTALLATION OF SOD OR SEED.
6. IN AREAS OF INORGANIC FILL OR WHERE SUBGRADE IS UNACCEPTABLE FOR PLANTING, THE WIDTH OF THE PLANT PIT SHALL BE EXCAVATED TO THREE TIMES THE DIAMETER OF THE ROOT BALL. INSTALL BACKFILL PLANTING MIX AND PLANT MATERIALS AS SPECIFIED IN THE DETAILS.
7. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
8. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD SPECIFIED IN THE PROJECT MANUAL. THE CONTRACTOR SHALL PROMPTLY MAKE AL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
9. ALL PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATED (PRIOR TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
10. MATCHED GROWTH HABIT IS DEFINED AS GROWN TO BE LOOK ALIKE IN TERMS OF STRUCTURE AND CHARACTER. MATCHED TREES SHOULD BE CONTAINER GROWN AND FROM THE SAME STOCK.
11. ALL PROPOSED PLANT MATERIALS ARE TO MEET THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" ESTABLISHED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, INC. (ANSI), ISSUED IN ITS MOST RECENTLY PUBLISHED VERSION.



SHRUB PLANTING

DETAIL
SCALE: NOT TO SCALE

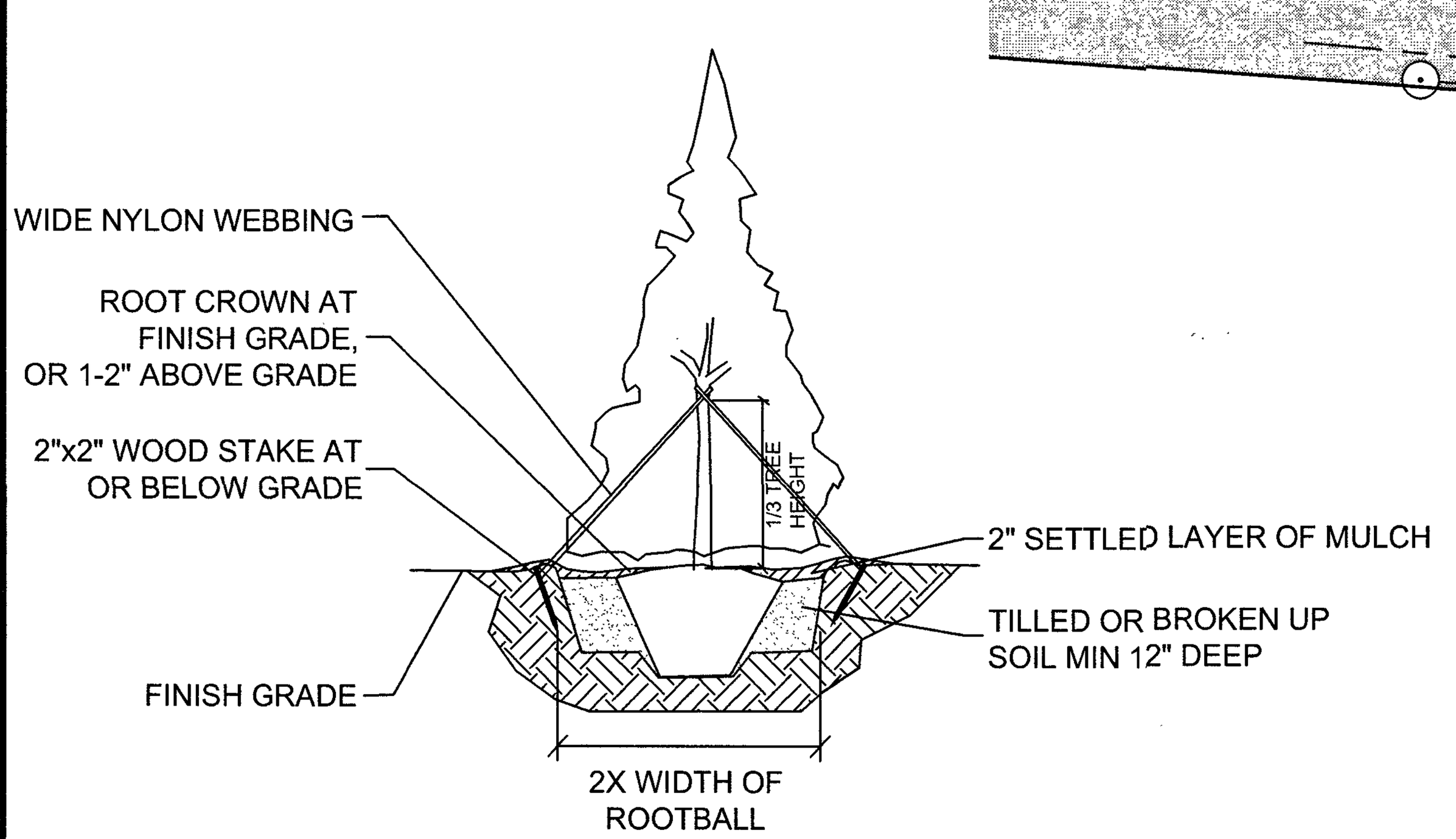


LANDSCAPE ISLAND OR MEDIAN

DETAIL
SCALE: NOT TO SCALE

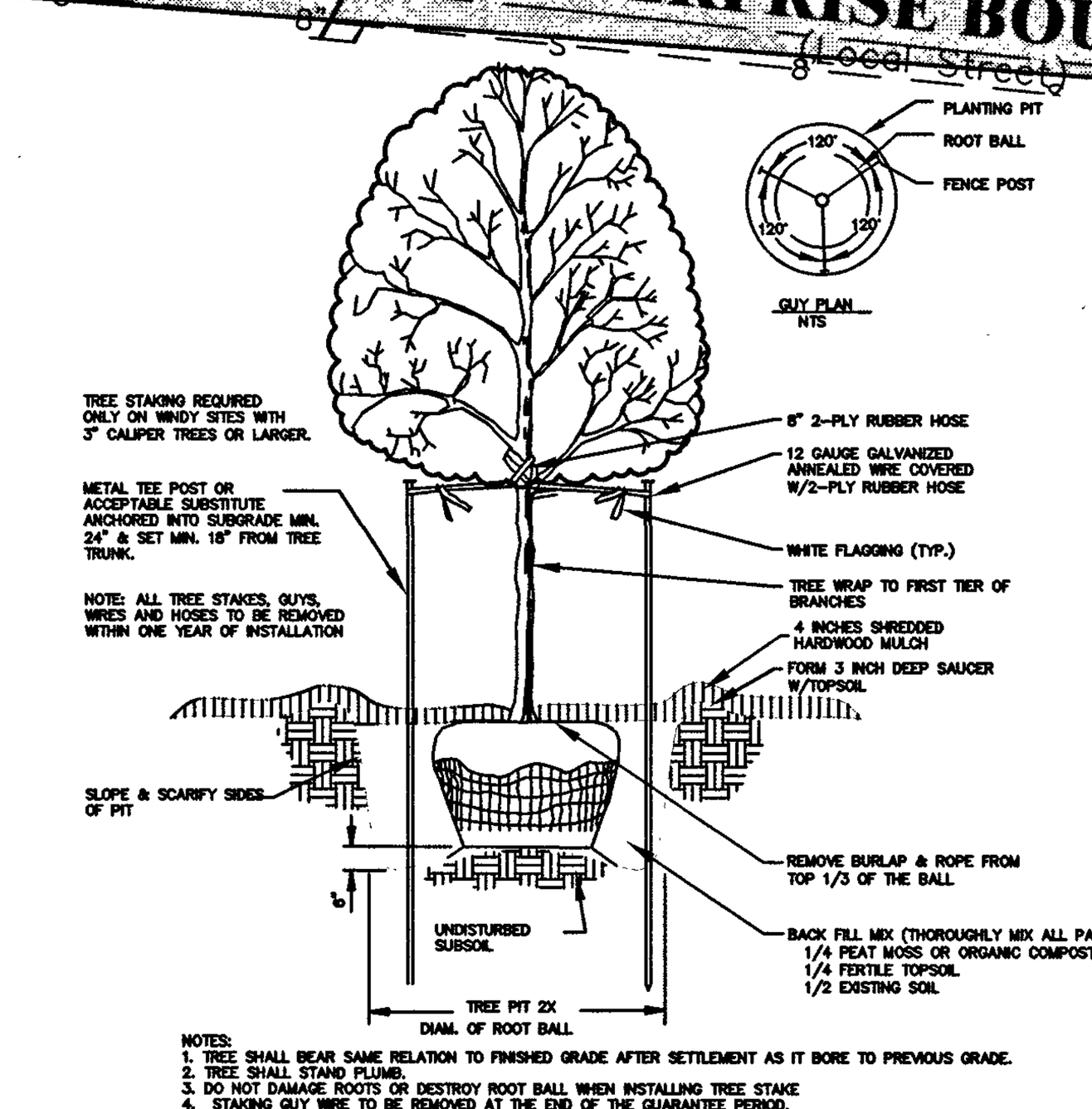
PLANT MATERIALS LIST

QTY	SYM.	COMMON NAME	BOTANICAL NAME	SIZE	SPREAD	REMARKS
CANOPY						
7		Water Oak	Quercus nigra	4" Cal.		
7		Katsura Tree	Cercidophyllum japoricam	3" Cal.		
4		Cleveland Select Pear	Pyrus calleryana"Cleveland Select"	2.5" Cal.		
ORNAMENTAL TREES						
2		Crape Myrtle	Lagerstroemia indica	1.5" Cal.		
3		Amur Maple	Acer ginnala	1.5" Cal.		
EVERGREEN TREES						
6		Foster Holly	Ilex attenuata "Fosteri"	6' Ht.		
SHRUBS						
21		Glossy Abelia	Abelia x grandiflora & cultivars	36" Ht.	3 ft.	Full symmetrical shape
24		Dense Yew	Taxus x media 'Densiformis'	36" Ht.	3 ft.	Full symmetrical shape, Upright
53		Otto Luyken Laurel	Prunus laurocerasus 'Otto Luyken'	36" Ht.	3 ft.	Full symmetrical shape, Upright
11		Dense Yew	Taxus x media 'Densiformis'	18" Ht.		Full symmetrical shape
3		Chinese Juniper	Juniperus chinensis	36" Ht.		Full symmetrical shape
21		Chinese Hollies	Ilex cornuta cultivars	24" Ht.		Full symmetrical shape



EVERGREEN TREE PLANTING

DETAIL
SCALE: NOT TO SCALE



TREE PLANTING

DETAIL
SCALE: NOT TO SCALE

LEGEND FOR MONUMENTS
IPS O IRON PIN SET (1/2" rebar with HSENGR cap)
IPF O IRON PIN FND.
RAILROAD SPIKE
FENCE
SURVEY POINT
NAIL
CONC. MARKER FND.

1 Lot - 0.93 Ac.±

N / STATE PLANE / W / E / S

20' 0' 20'

OWNER: NATVAR B. PATEL
ADDRESS: 1883 TRADITIONS CIRCLE
BRENTWOOD, TN 37027
PROPERTY ADDRESS: ENTERPRISE BLVD
LAVERGNE, TN 37086
TAX MAP: 170 GROUP: A PARCEL: 6.00
RECORD BOOK: 952, PAGE: 2232
THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD MAP NUMBER: 47149C0105J
FLOOD MAP DATE: MAY 9, 2023 ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOW AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-.07.

#	DATE	REVISIONS
1	07/20/26	Addressed staff comments (Typ.)
2	07/29/26	Addressed staff comments (Typ.)

WILLIAM H. HUDDLESTON IV — REGISTERED LAND SURVEYOR — TENNESSEE No. 1630 — 7/29/26
WILLIAM H. HUDDLESTON IV — REGISTERED ENGINEER — STATE OF TENNESSEE — 7/29/26

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

LANDSCAPING PLAN

ENTERPRISE BOULEVARD RETAIL CENTER

3rd Civil District of Rutherford County, Tennessee

PROJECT NO. ____-____

DATE: May, 2026 | *SCALE: 1"=20'* | *SH. C2.0*

7/29/2026 9:35 AM \\SERVER2\Share\ACAD310\Civil 3D Projects\ENTERPRISE BLVD\dwg\26-0727 ENTERPRISE BLVD.dwg

NOTES:

1. Underground utilities shown were located using available above-ground evidence, as well as 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 communicating any work.
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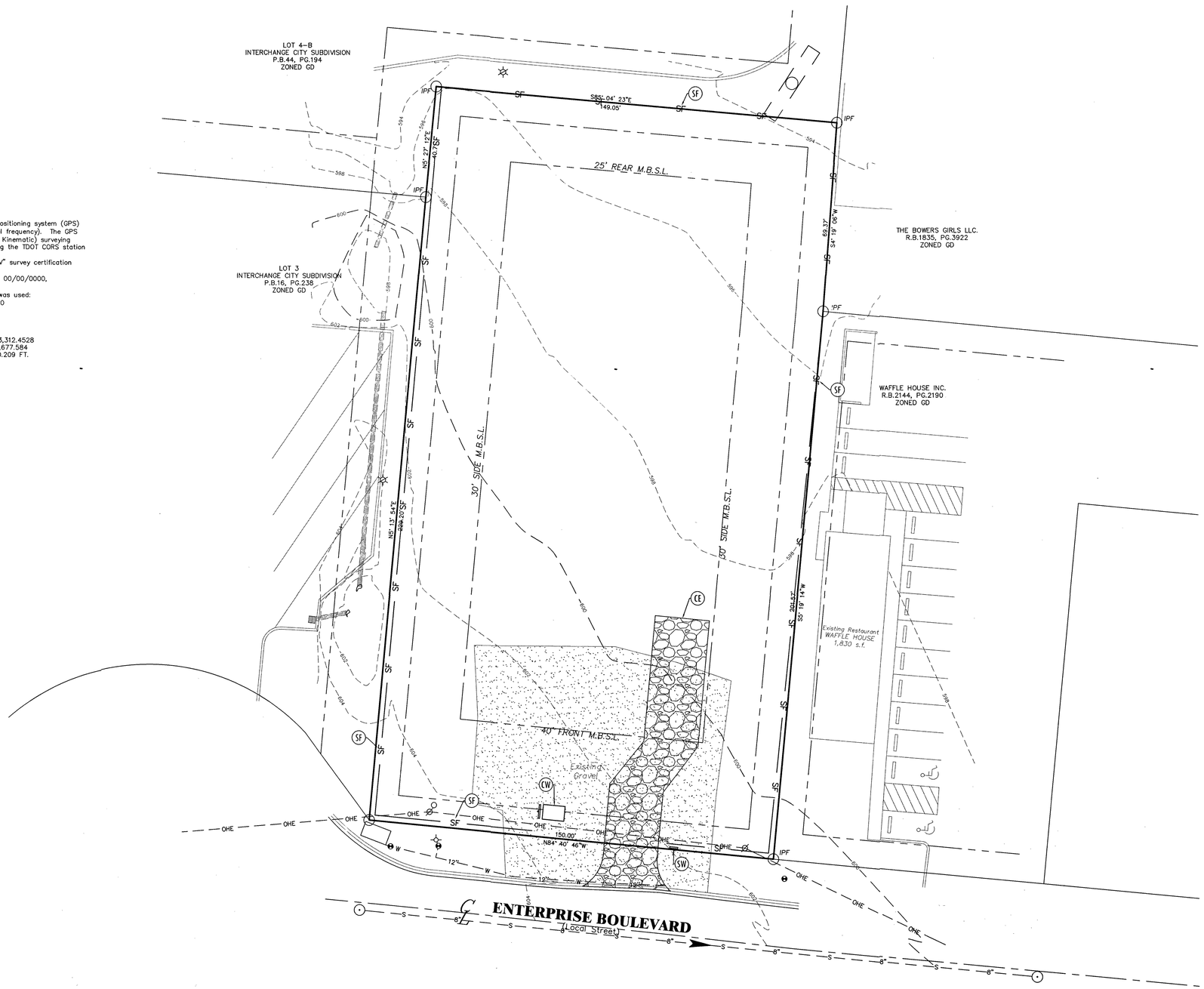
4. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from 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.

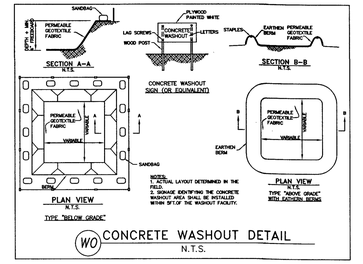
GLOBAL POSITION SYSTEM SURVEY NOTES

1. For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: TOPCON Hiper V-Model #100137-04 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the TDOT CORS station TN3A for horizontal and for vertical control.
2. The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
3. The dates that fieldwork was performed for this survey were: 00/00/0000, 00/00/0000, and 00/00/0000.
4. The datum(s) for the TDOT CORS Network Station 3A that was used:
   HORIZ.: NAD83(2011) EPOCH 2010
   VERT.: NAVD 1988
5. Fixed Control Station designation with positional data:
   TDOT CORS STATION-TN3A
   STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 553,312.4528
   EASTING: 1,860,677.584
   ELEVATION: 650.209 FT.
6. Geoid model used- GEOID03
7. Combined grid factors for TDOT CORS Station TN3A:
   0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)

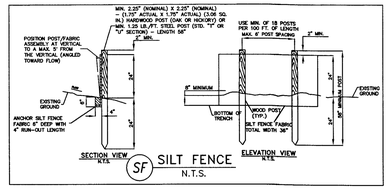
LEGEND

-o-	Power Pole
-◇-	Existing Fire Hydrant
⊖	Gate Valve & Box
DWG	Light Pole
(W)	Existing Water Meter
--W--	Existing Water Line
--S--	Existing Sanitary Sewer Line
O	Existing Manhole
--E--	Existing Overhead Electrical Line
--UGE--	Existing Underground Electrical Line
--UGT--	Existing Underground Telephone Line
--C--	Existing Underground Cable Line
--CMP--	Corrugated Metal Pipe
--RCP--	Reinforced Concrete Pipe
--G--	Existing Gas Line
--00--	Existing Contours
00.0	Existing Spot Elevations

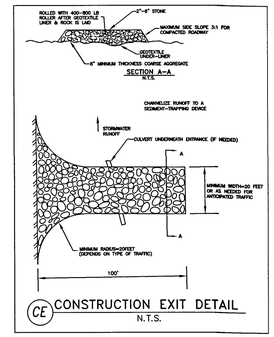




WO CONCRETE WASHOUT DETAIL
N.T.S.



SF SILT FENCE
N.T.S.



CE CONSTRUCTION EXIT DETAIL
N.T.S.

EPSC LEGEND

(SF)	SILT FENCE
(CE)	CONSTRUCTION EXIT
(CW)	CONCRETE WASHOUT
(SW)	SWPPP BOARD
(TS)	TEMPORARY SEED & STRAW
(SS)	SEED & STRAW
(TM)	TURF MAT REINFORCEMENT
(IP)	INLET PROTECTION

EROSION CONTROL INITIAL MEASURES:

1. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY.
2. SILTATION FENCE TO BE INSTALLED AT TOE OF SLOPE AS SHOWN.

EROSION CONTROL 'INTERMEDIATE MEASURES:

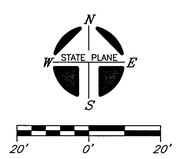
1. DISTURBED AREAS SHALL BE SEEDED TEMPORARILY.
2. SILTATION FENCE TO BE INSTALLED AT TOE OF SLOPE AS SHOWN.

EROSION CONTROL "FINAL" MEASURES:

1. VEGETATION (SEEDING & STRAWING) OF DISTURBED AREAS TO BE INSTALLED AS FINAL MEASURES.

LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET. (1/2" rebar with HSENGR cap)
IPF ○ IRON PIN FND.
○ RAILROAD SPIKE
FENCE
● SURVEY POINT
△ NAIL
■ CONC. MARKER FND.

1 Lot - 0.93 Ac.±



OWNER: NATVAR B. PATEL
ADDRESS: 1883 TRADITIONS CIRCLE
BRENTWOOD, TN 37027
PROPERTY ADDRESS: ENTERPRISE BLVD
LAVERGNE, TN 37086
TAX MAP: 170 GROUP: A PARCEL: 6.00
RECORD BOOK: 952, PAGE: 2232
THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD MAP NUMBER: 47149C0105J
FLOOD MAP DATE: MAY 9, 2023 ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOW AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-.07.

#	DATE	REVISIONS

WILLIAM H. HUDDLESTON III
REGISTERED ENGINEER
No. 16179
STATE OF TENNESSEE
5/12/26
HUDDLESTON-STEELE ENGINEERING, INC
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : 893 - 4084, FAX: 893 - 0080

INITIAL EPSC PLAN

ENTERPRISE BOULEVARD RETAIL CENTER

3rd Civil District of Rutherford County, Tennessee

PROJECT NO. _____

DATE: May, 2026 | SCALE: 1"=20' | SH. C3.0

NOTES:

1. Underground utilities shown were located using available above-ground evidence, as well as 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 communicating any work.
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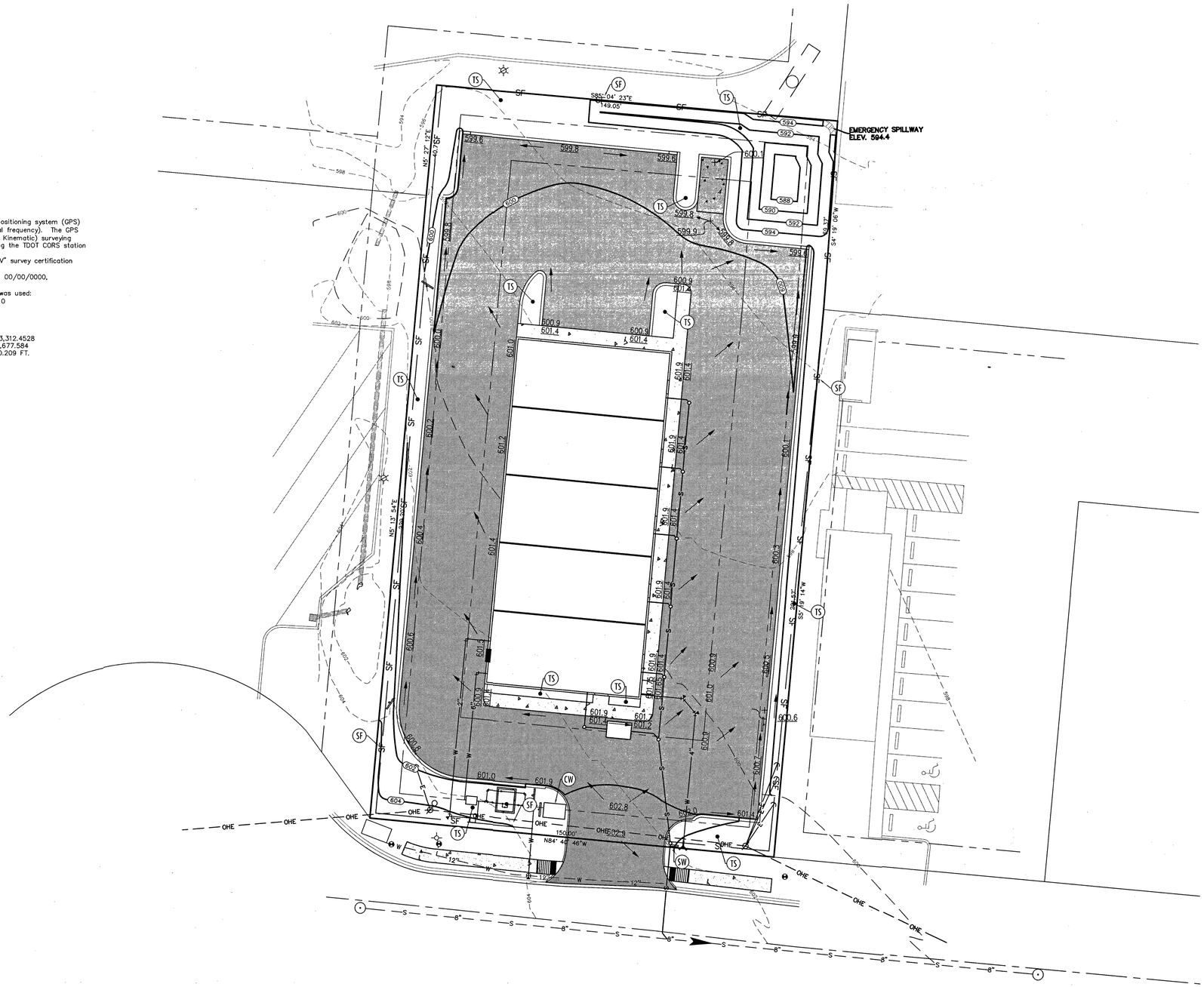
GLOBAL POSITION SYSTEM SURVEY NOTES

1. For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: TOPCON Hiper V-Model #100137-04 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the TDOT CORS station TN3A for horizontal and for vertical control.
2. The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
3. The dates that fieldwork was performed for this survey were: 00/00/0000, 00/00/0000, and 00/00/0000.
4. The datum(s) for the TDOT CORS Network Station 3A that was used:
   HORIZ.: NAD83(2011) EPOCH 2010
   VERT.: NAVD 1988
5. Fixed Control Station designation with positional data:
   TDOT CORS STATION-TN3A
   STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 553,312.4528
   EASTING: 1,860,677.584
   ELEVATION: 650.209 FT.
6. Geoid model used- GEOID03
7. Combined grid factors for TDOT CORS Station TN3A:
   0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)

LEGEND

- Power Pole
- Existing Fire Hydrant
- Gate Valve & Box
- Light Pole
- Existing Water Meter
- Existing Water Line
- Existing Sanitary Sewer Line
- Existing Manhole
- Existing Overhead Electrical Line
- Existing Underground Electrical Line
- Existing Underground Telephone Line
- Existing Underground Cable Line
- Corrugated Metal Pipe
- Reinforced Concrete Pipe
- Existing Gas Line
- Existing Contours
- Existing Spot Elevations



EPSC LEGEND

- (SF) SILT FENCE
- (CE) CONSTRUCTION EXIT
- (CW) CONCRETE WASHOUT
- (SW) SWPPP BOARD
- (TS) TEMPORARY SEED & STRAW
- (SS) SEED & STRAW
- (TM) TURF MAT REINFORCEMENT
- (IP) INLET PROTECTION

EROSION CONTROL INITIAL MEASURES:

1. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY.
2. SILTATION FENCE TO BE INSTALLED AT TOE OF SLOPE AS SHOWN.

EROSION CONTROL 'INTERMEDIATE MEASURES:

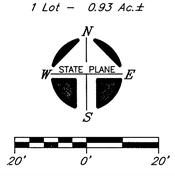
1. DISTURBED AREAS SHALL BE SEEDED TEMPORARILY.
2. SILTATION FENCE TO BE INSTALLED AT TOE OF SLOPE AS SHOWN.

EROSION CONTROL 'FINAL' MEASURES:

1. VEGETATION (SEEDING & STRAWING) OF DISTURBED AREAS TO BE INSTALLED AS FINAL MEASURES.

LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET (1/2" rebar with HSENGR cap)
IPF ○ IRON PIN FND.
○ RAILROAD SPIKE
FENCE
● SURVEY POINT
△ NAIL
■ CONC. MARKER FND.

1 Lot – 0.93 Ac.±



OWNER: NATVAR B. PATEL
ADDRESS: 1883 TRADITIONS CIRCLE
BRENTWOOD, TN 37027
PROPERTY ADDRESS: ENTERPRISE BLVD
LAVERGNE, TN 37086
TAX MAP: 170 GROUP: A PARCEL: 6.00
RECORD BOOK: 952, PAGE: 2232

THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD MAP NUMBER: 47149C0105J
FLOOD MAP DATE: MAY 9, 2023 ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOW AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

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#	DATE	REVISIONS
1	07/20/26	Addressed staff comments (Typ.)

WILLIAM H. HUDDLESTON III
REGISTERED ENGINEER
STATE OF TENNESSEE
No. 15091
WILLIAM H. HUDDLESTON III
REGISTERED ENGINEER
STATE OF TENNESSEE
No. 15091

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

INTERMEDIATE EPSC PLAN

ENTERPRISE BOULEVARD
RETAIL CENTER

3rd Civil District of Rutherford County, Tennessee

PROJECT NO. _____-_____

DATE: May, 2026 | SCALE: 1"=20' | SH. C3.1

NOTES:

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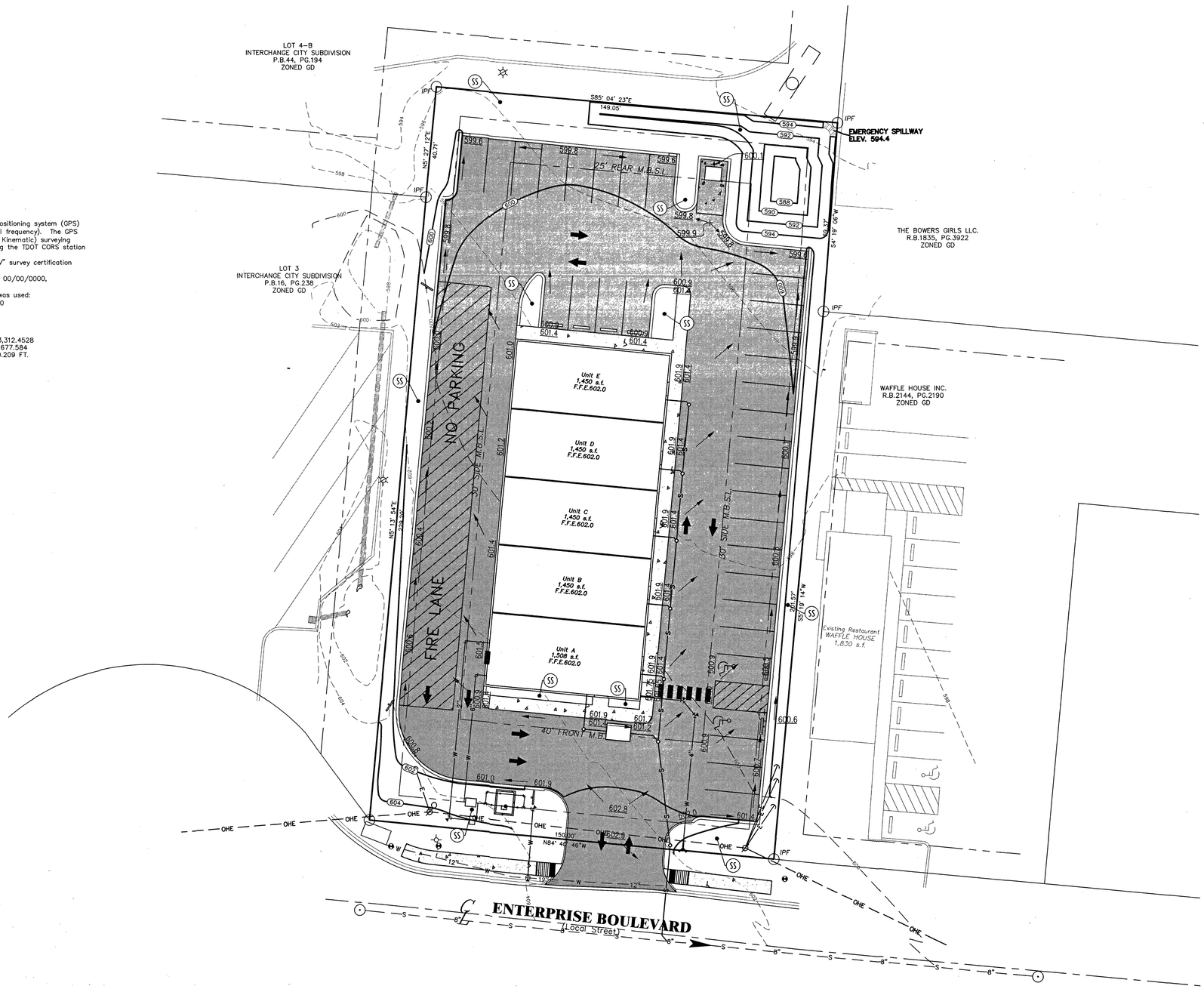
GLOBAL POSITION SYSTEM SURVEY NOTES

1. For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: TOPCON Hiper V-Model #100137-04 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the TDOT CORS station TN3A for horizontal and for vertical control.
2. The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
3. The dates that fieldwork was performed for this survey were: 00/00/0000, 00/00/0000, and 00/00/0000.
4. The datum(s) for the TDOT CORS Network Station 3A that was used:
   HORIZ.: NAD83(2011) EPOCH 2010
   VERT.: NAVD 1988
5. Fixed Control Station designation with positional data:
   TDOT CORS STATION-TN3A
   STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 553,312.4528
   EASTING: 1,860,677.584
   ELEVATION: 650.209 FT.
6. Geoid model used- GEOID03
7. Combined grid factors for TDOT CORS Station TN3A:
   0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)

LEGEND

-P-	Power Pole
-◇-	Existing Fire Hydrant
⊖	Gate Valve & Box
⊙	Light Pole
(W)	Existing Water Meter
--W--	Existing Water Line
--S--	Existing Sanitary Sewer Line
O	Existing Manhole
--E--	Existing Overhead Electrical Line
--UGE--	Existing Underground Electrical Line
--UGT--	Existing Underground Telephone Line
--C--	Existing Underground Cable Line
--CMP--	Corrugated Metal Pipe
--RCP--	Reinforced Concrete Pipe
--G--	Existing Gas Line
--00--	Existing Contours
00.0	Existing Spot Elevations



EPSC LEGEND

(SF)	SILT FENCE
(CE)	CONSTRUCTION EXIT
(CW)	CONCRETE WASHOUT
(SW)	SWPPP BOARD
(TS)	TEMPORARY SEED & STRAW
(SS)	SEED & STRAW
(TM)	TURF MAT REINFORCEMENT
(IP)	INLET PROTECTION

EROSION CONTROL INITIAL MEASURES:

1. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY.
2. SILTATION FENCE TO BE INSTALLED AT TOE OF SLOPE AS SHOWN.

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1. VEGETATION (SEEDING & STRAWING) OF DISTURBED AREAS TO BE INSTALLED AS FINAL MEASURES.

LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET (1/2" rebar with HSENGR cap)
IPF ○ IRON PIN FND.
○ RAILROAD SPIKE
-x- FENCE
● SURVEY POINT
△ NAIL
■ CONC. MARKER FND.

1 Lot - 0.93 Ac.±

N
W STATE PLANE E
S

20' 0' 20'

OWNER: NATVAR B. PATEL
ADDRESS: 1883 TRADITIONS CIRCLE
BRENTWOOD, TN 37027
PROPERTY ADDRESS: ENTERPRISE BLVD
LAVERGNE, TN 37086
TAX MAP: 170 GROUP: A PARCEL: 6.00
RECORD BOOK: 952, PAGE: 2232
THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD MAP NUMBER: 47149C0105J
FLOOD MAP DATE: MAY 9, 2023 ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOW AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

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#	DATE	REVISIONS
1	07/20/26	Addressed staff comments (Typ.)

WILLIAM B. HUDDLESTON III
REGISTERED ENGINEER
LICENSE NO. 109436
STATE OF TENNESSEE
07/20/26
WILLIAM B. HUDDLESTON III
REGISTERED LAND SURVEYOR
LICENSE NO. 2183
STATE OF TENNESSEE
07/20/26
HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : 893 - 4084, FAX: 893 - 0080

FINAL EPSC PLAN

ENTERPRISE BOULEVARD RETAIL CENTER

3rd Civil District of Rutherford County, Tennessee

PROJECT NO. _____

DATE: May, 2026 | SCALE: 1"=20' | SH. C3.2

NOTES:

1. Underground utilities shown were located using available above-ground evidence, as well as 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 communicating any work.
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   HORIZ.: NAD83(2011) EPOCH 2010
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5. Fixed Control Station designation with positional data:
   TDOT CORS STATION-TN3A
   STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 553,312.4528
   EASTING: 1,860,677.584
   ELEVATION: 650.209 FT.
6. Geoid model used- GEOID03
7. Combined grid factors for TDOT CORS Station TN3A:
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LEGEND

- Power Pole
- Existing Fire Hydrant
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- —W— Existing Water Line
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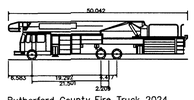
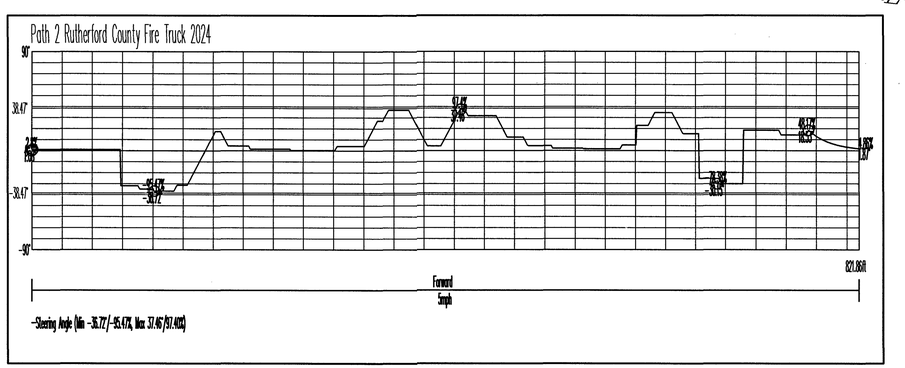
- Existing Manhole
- —E— Existing Overhead Electrical Line
- —UGE— Existing Underground Electrical Line
- —UGT— Existing Underground Telephone Line
- —C— Existing Underground Cable Line
- —CMP— Corrugated Metal Pipe
- —RCP— Reinforced Concrete Pipe
- —G— Existing Gas Line
- —00— Existing Contours
- 00.0 Existing Spot Elevations

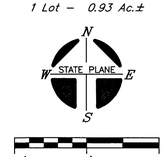


Rutherford County Fire Truck 2024

Overall Length	50.042ft
Overall Width	8.333ft
Overall Body Height	10.432ft
Min Body Ground Clearance	0.862ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42.000ft



1 Lot - 0.93 Ac.±



LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET (1/2" rebar with HSENGR cap)
IPF ○ IRON PIN FND.
○ RAILROAD SPIKE
-x- FENCE
● SURVEY POINT
△ NAIL
■ CONC. MARKER FND.

OWNER: NATVAR B. PATEL
ADDRESS: 1883 TRADITIONS CIRCLE
BRENTWOOD, TN 37027
PROPERTY ADDRESS: ENTERPRISE BLVD
LAVERGNE, TN 37086
TAX MAP: 170 GROUP: A PARCEL: 6.00
RECORD BOOK: 952, PAGE: 2232

THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD MAP NUMBER: 47149C0105J
FLOOD MAP DATE: MAY 9, 2023 ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOW AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-.07.

#	DATE	REVISIONS
1	07/20/26	Drive aisle widened for fire truck clearance

WILLIAM H. HUDDLESTON JR. REGISTERED ENGINEER TENNESSEE NO. 16391

WILLIAM H. HUDDLESTON III REGISTERED ENGINEER STATE OF TENNESSEE

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

FIRE TRUCK TURNING PLAN

ENTERPRISE BOULEVARD RETAIL CENTER

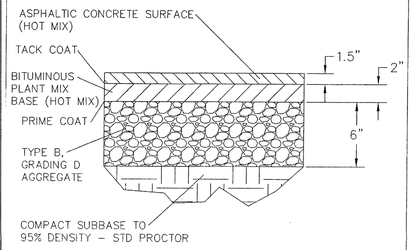
3rd Civil District of Rutherford County, Tennessee

PROJECT NO. _____

DATE: May, 2026 | SCALE: 1"=20' | SH. C4.0

THIS IS THE MINIMUM SECTION TO BE USED IN COMMERCIAL AND MULTI-FAMILY RESIDENTIAL PROJECTS. IT MUST ALSO BE USED IN INDUSTRIAL ZONES FOR CUSTOMER AND EMPLOYEE PARKING LOTS.

HEAVY-DUTY PAVING SECTIONS ARE TO BE DESIGNED BY THE DEVELOPER'S ENGINEER SPECIFIC TO THE LOADS AND TRAFFIC OF THE PROJECT.



STD. PAVEMENT SECTION – PRIVATE PARKING

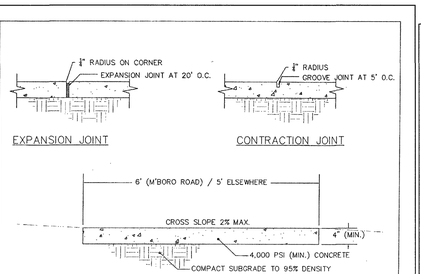
NOTE: SEE CITY OF LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR ROADS AND CIVIL WORK

LA VERGNE TENNESSEE Engineering Department

Revised November 2024

STANDARD DETAIL C005

CITY OF LA VERGNE, TENNESSEE



NOTE: ALL PUBLIC SIDEWALKS IN THE CITY OF LA VERGNE MUST COMPLY WITH THE LATEST "PUBLIC R.O.W. ACCESSIBILITY GUIDELINES (PROWAG)"(36 CFR 1190) INCLUDING PLACEMENT OF OBSTRUCTIONS SUCH AS SIGNS, POLES, AND MAILBOXES.

NOTE: PUBLIC WALKS MUST BE COMPLETELY INSIDE THE PUBLIC RIGHT-OF-WAY. IN THE EVENT THAT THE LANDOWNER CHOOSES TO PLACE ALL OR ANY PORTION OF THE WALK OUTSIDE OF THE PUBLIC RIGHT-OF-WAY FOR THE PURPOSES IN SUPPORT OF THEIR DEVELOPMENT, THEN SAID LANDOWNER MUST VOLUNTARILY DEDICATE A PUBLIC ACCESS AND MAINTENANCE EASEMENT IN PERPETUITY TO THE CITY COVERING THE FULL EXTEND OF THE WALK. THIS DEDICATION WILL NOT BE CONSIDERED A PUBLIC "TAKING".

PUBLIC CONCRETE WALKS

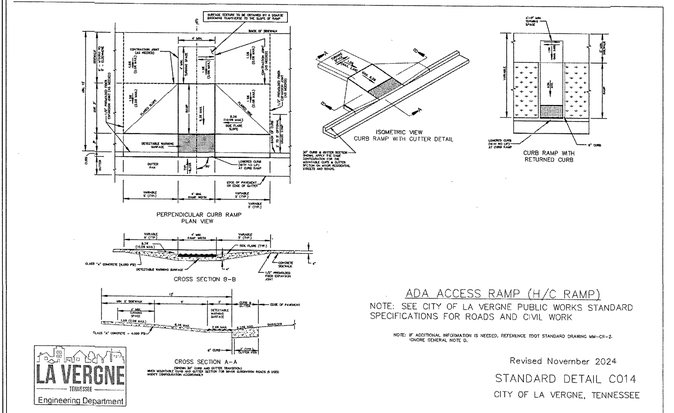
NOTE: SEE CITY OF LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR ROADS AND CIVIL WORK

LA VERGNE TENNESSEE Engineering Department

Revised November 2024

STANDARD DETAIL C013

CITY OF LA VERGNE, TENNESSEE



ADA ACCESS RAMP (H/C RAMP)

NOTE: SEE CITY OF LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR ROADS AND CIVIL WORK

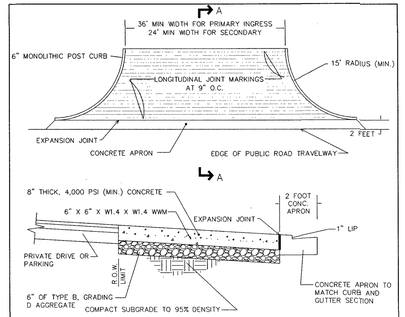
NOTE: IF ADDITIONAL INFORMATION IS NEEDED, REFERANCE FDOT STANDARD DRAWING WM-CR-2. IGNORE GENERAL NOTE 5.

LA VERGNE TENNESSEE Engineering Department

Revised November 2024

STANDARD DETAIL C014

CITY OF LA VERGNE, TENNESSEE



SECTION A-A

COMMERCIAL/INDUSTRIAL DRIVEWAY RAMP

NOTE: SEE CITY OF LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR ROADS AND CIVIL WORK

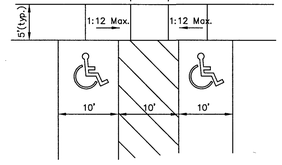
LA VERGNE TENNESSEE Engineering Department

Revised November 2024

STANDARD DETAIL C008

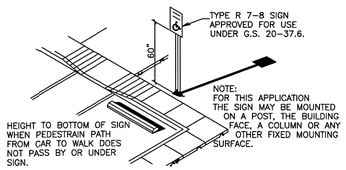
CITY OF LA VERGNE, TENNESSEE

NOTE: Contractor to download City of Lavergne's Standard Specifications and Details.



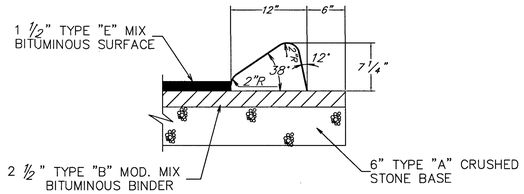
HANDICAP PARKING DETAIL

SCALE: NOT TO SCALE



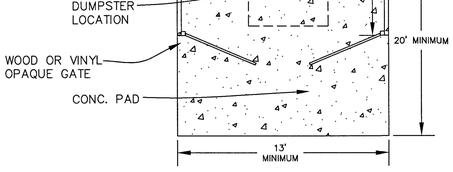
H.C. SIGN AND RAMP DETAILS

N.T.S.



EXTRUDED MOUNTABLE CONCRETE CURB

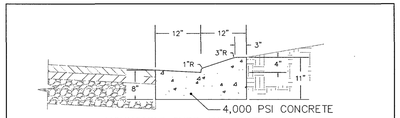
N.T.S.



DUMPSTER ENCLOSURE DETAIL

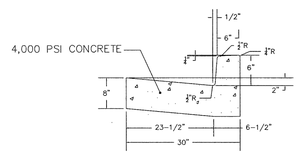
N.T.S.

WALL HEIGHT: 7 FEET



MOUNTABLE CURB AND GUTTER

FOR USE ON MINOR RESIDENTIAL ROADS



6" POST CURB AND GUTTER

FOR ALL ROADS OTHER THAN MINOR RESIDENTIAL

CURB SECTIONS

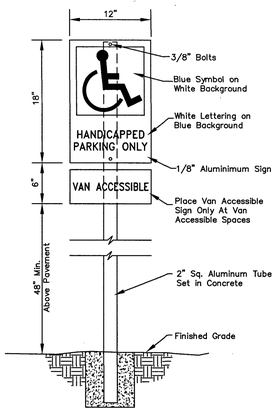
NOTE: SEE CITY OF LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR ROADS AND CIVIL WORK

LA VERGNE TENNESSEE Engineering Department

Revised November 2024

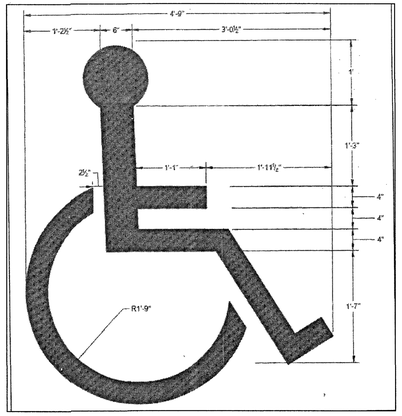
STANDARD DETAIL C010

CITY OF LA VERGNE, TENNESSEE



HANDICAP PARKING SIGN DETAIL

SCALE: NOT TO SCALE



HANDICAP PAVEMENT MARKING DETAIL

SCALE: NOT TO SCALE

#	DATE	REVISIONS
1	07/20/26	Additional driveway and curb details added

OWNER: NATVAR B. PATEL
ADDRESS: 1883 TRADITIONS CIRCLE
BRENTWOOD, TN 37027
PROPERTY ADDRESS: ENTERPRISE BLVD
LAVERGNE, TN 37086
TAX MAP: 170 GROUP: A PARCEL: 6.00
RECORD BOOK: 952, PAGE: 2232

THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD MAP NUMBER: 47149C0105J
FLOOD MAP DATE: MAY 9, 2023 ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOW AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

WILLIAM N. HUDDLESTON III REGISTERED ENGINEER 101519 STATE OF TENNESSEE

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

DETAILS SHEET

ENTERPRRISE BOULEVARD RETAIL CENTER

3rd Civil District of Rutherford County, Tennessee

PROJECT NO. ____-____

DATE: May, 2026 | SCALE: NONE | SH. C5.0

Planning Commission Report
Meeting: August 25, 2026

City of La Vergne

Item #: 8. **Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Equitable Property Company, LLC - Approximately 110 Acres. Property located on and near Waldron and Blair Roads (Tax Map 32, Parcels 3, 3.03, 3.04, 3.05 and Tax Map 29, Parcels 36, 37, 40, 41, 41.01 and 41.02). Current Zoning District: R-1 (Low Density Residential) Zoning District & PDR R-3 (Planned Density Residential); Proposed Zoning District: PDR R-3 (Planned Density Residential) Zoning District with a Base Zone of R-3 (High Density Residential). Property owned by Twinning Station Partners, LP.**

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

Summary:

Equitable Property Company is requesting approval of a concept plan and rezoning for Twinning Station, a mixed use PDR to consist of 110.00 acres. The accompanying rezoning request would change portions of the 110.00 acres from R-1 to R-3 PDR, Planned Density Residential Zoning District (High Density Residential).

Other parts of the 110 acres are already zoned PDR, and have been since mid-2025.

The PDR is growing, and this version now includes the Hon property at the SW corner of the intersection of Blair & Waldron. The remaining property is located along the west side of Waldron Road as well as south and north of Blair Road. Furthermore, this site lies east of The Ridge subdivision. Arbor Ridge, under construction, is across Waldron Rd. A future connection point is shown to Blair Road West when it is completed.

Directly across the street to the east (Arbor Ridge) of this site is zoned R-1 PDR. All the property to the south of this site is zoned R-1. Nextdoor to this site to the west The Ridge is zoned R-1 and later phases R-2.

Originally the purpose of the plan was to develop the property for construction of 614 dwelling units to include single-family homes and multi-family units. The 2nd rendition grew to 877 units. Now this 3rd iteration shows 987 units (Page 16).

This proposal also calls for 30,000 SF of office space, 142,000 SF of retail space and a grocer of 54,000 square feet. The developers will also designate approximately 2 acres to be set aside for a future fire hall. The Concept Plan also calls for amenities including a pool, club house, walking trail and a playground among others.

The development would extend to the south near Rock Springs Elementary School, although it will stop short of Lake Road. It is conceivable that one day in the future children living in Rock Springs could walk to the school.

Staff Comments / Technical Items:

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

1. Although not for or against any proposed project in the City, Staff's responsibility includes offering an honest assessment of every project submitted to the City using solid planning principles and knowledge. Twinning Station is a very large proposal, and this resubmittal lists at least 40 separate proposed uses that have been reviewed this week by Planning staff. Starting with the most basic rules that apply to PDR's, the following six (6) uses are the only uses currently allowed in any PDR according to the zoning ordinance.
2. **E. Uses Permitted (Page 111 of Zoning Ord.)In the PDR, Planned Density Residential District, the following uses and their accessory uses are permitted: (1) Accessory buildings (Residential only) (2) Detached single-family dwellings. (3) Two-family and three-family attached dwellings. (4) Multi-family dwellings. (5) Condominiums / townhouses attached (ownership). (6) Limited Office / Commercial.**
3. Considering #6 above, clearly, the way La Vergne adopted the PDR section means there can only be limited office and commercial allowed. There is no mention of any industrial uses and no mention of light industrial uses.The worst case scenario is this creates an issue, possibly a legal issue, if now the City is going to allow these industrial uses in PDR's. At best the precedent will be set to allow industrial uses in future PDR's.Other concerns in the latest PDR Book are below. These concerns need to be addressed to protect La Vergne many years into the future after this property sells to various owners who are not familiar with La Vergne.
    1. Any reference to outdoor storage should be removed. Outdoor storage is rarely screened properly and invites mis-use by tenants. Even if screened properly the screening is never resilient and breaks down year after year under Tennessee heat and direct sunlight. This goes for wood fences, black fabric – it doesn't matter. Also, outdoor storage should be located in proper industrial districts and is not compatible with the intended uses of a PDR.
    2. The sentence that reads, "Buildings used for such purposes are not permitted to be constructed with metal siding as the primary façade." is very vague. Instead the sentence should say at least what all of our overlay districts dictate in any other area of the City which is "The front façade must be a minimum of 80% masonry material including brick and stone. Then all other sides and rears of all buildings must be a minimum 50% masonry material including brick and stone." Why would this site not be held to at least the same architectural standards that are required on Old Nashville Hwy or Murfreesboro Road?
    3. During the meeting Staff participated in last Thursday the applicant(s) said that churches would not be allowed at this site. One primary problem/issue regarding churches is parking. This Design Book says adjacent parking may be used for overflow, but this is a vacant tract with no neighboring commercial sites on either side which is necessary to share parking. That means parking for a church will always take away from other designated parking onsite. Also, what happens if a 2nd church requests to locate in the same development? There is no appropriate way for the City to allow one church, but not another.
    4. Charter schools and all types of schools are allowed. Staff does not see that this area is appropriate for charter schools or any schools other than pre-schools, daycares, etc. which are called out separately in their own categories in the use listing.
    5. Flex Commercial Space — Operational commercial space supporting product-based businesses, fulfillment operations, and commercial services. Includes automotive goods and related components businesses (no engine repair) – This use needs to be re-written to clarify auto repair and auto service. It doesn't say no auto service and leaves too much room for interpretation. Since only the word engine is mentioned the door is left open for everything else auto related.
    6. Electric Vehicle (EV) Center — A facility where passenger or commercial electric vehicles (EV) are sold, serviced, and repaired. This use appears to open the City up to arguments/issues relating to "facilities" that sell gas-powered vehicles (e.g. used car dealerships) that may push to locate in the same buildings. Can the City have one set of rules for EV cars but a different set of rules for gas-powered cars? How will that be enforced? Who will enforce? Also, what is the City supposed to do about hybrid cars and trucks? Is a hybrid gas or is it EV? The 3rd concern is that the way it's written the EV Center allows fleet storage lot and/or fleet sales. Perhaps it is best to avoid this use altogether.
    7. Construction Contractors and Suppliers. With this use various amounts of fleet parking will now be allowed. Think Stanley Steamers or ServePro. Or ARS / Rescue Rooter.
    8. Staff will add comment that "only individually laid brick or individually laid stone will be allowed as an exterior material. No tilt-up, no faux brick, no stamped brick and no large panels made to imitate real brick will be allowed."
    9. This northern parcel lies closest to Interstate 24. This parcel will become the gateway for what motorists, visitors, tourists see first when entering southern La Vergne/Twinning area. The City should carefully consider what the gateway will look like. This site will likely carry a lot of weight as it may develop first and, if so, these types of sites often set the tone for the greater development that follows. In meetings Cool Springs and Seaboard Lane were used to compare, but staff notes that Cool Springs was already established and had an identity of its own when flex space came, whereas the southern part of La Vergne has no established retail or commercial identity yet. So this open land is a blank canvas and there is only one chance to get it right.

Engineering (**Gary Lide** - glide@lavergnetn.gov)

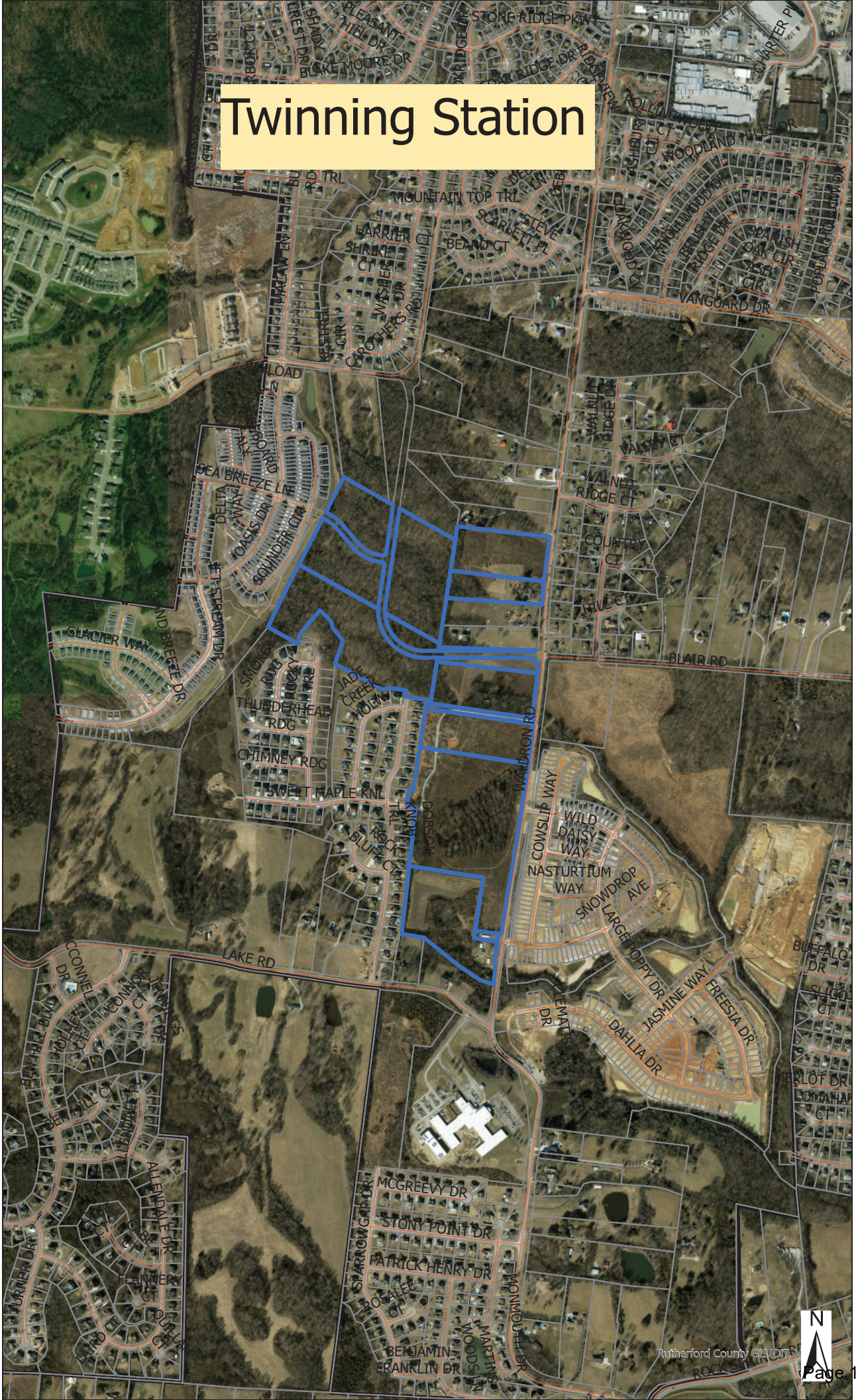
1. (Page 33) Page 33 states that a site topography map with 5' contours is attached. The required contours are shown for the northern residential area but the topo map on page 32 only shows 10-foot contour lines. There are no 5-foot contours for the southern mixed use area.
2. (Page 34) Updated stormwater detention calculations need to be provided for the primary detention option. The calculations for the alternate option can be done with the Site Plan if that one becomes necessary.
3. (Page 36) Updated traffic study needs to be provided.
4. (For Planning Commission information) Summary of Requested Variances and Declaration can be found on sheet 22.
5. (Page 32 and 34) Please clarify which stormwater detention basin option is primary and which is alternate.

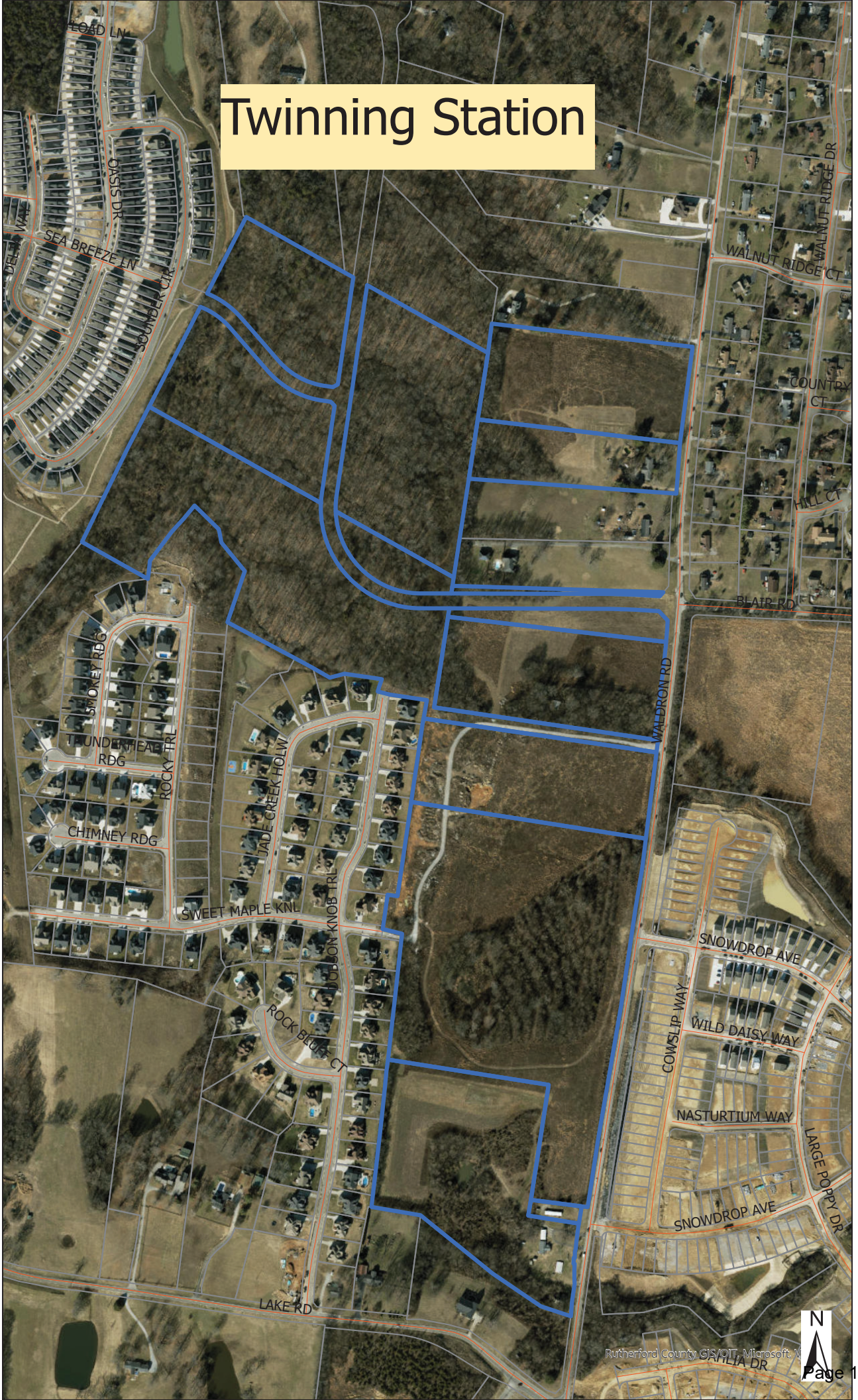
Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
1. Submit water and sewer availability letter request for City review to Scott Tatalovich, statalovich@lavergnetn.gov.

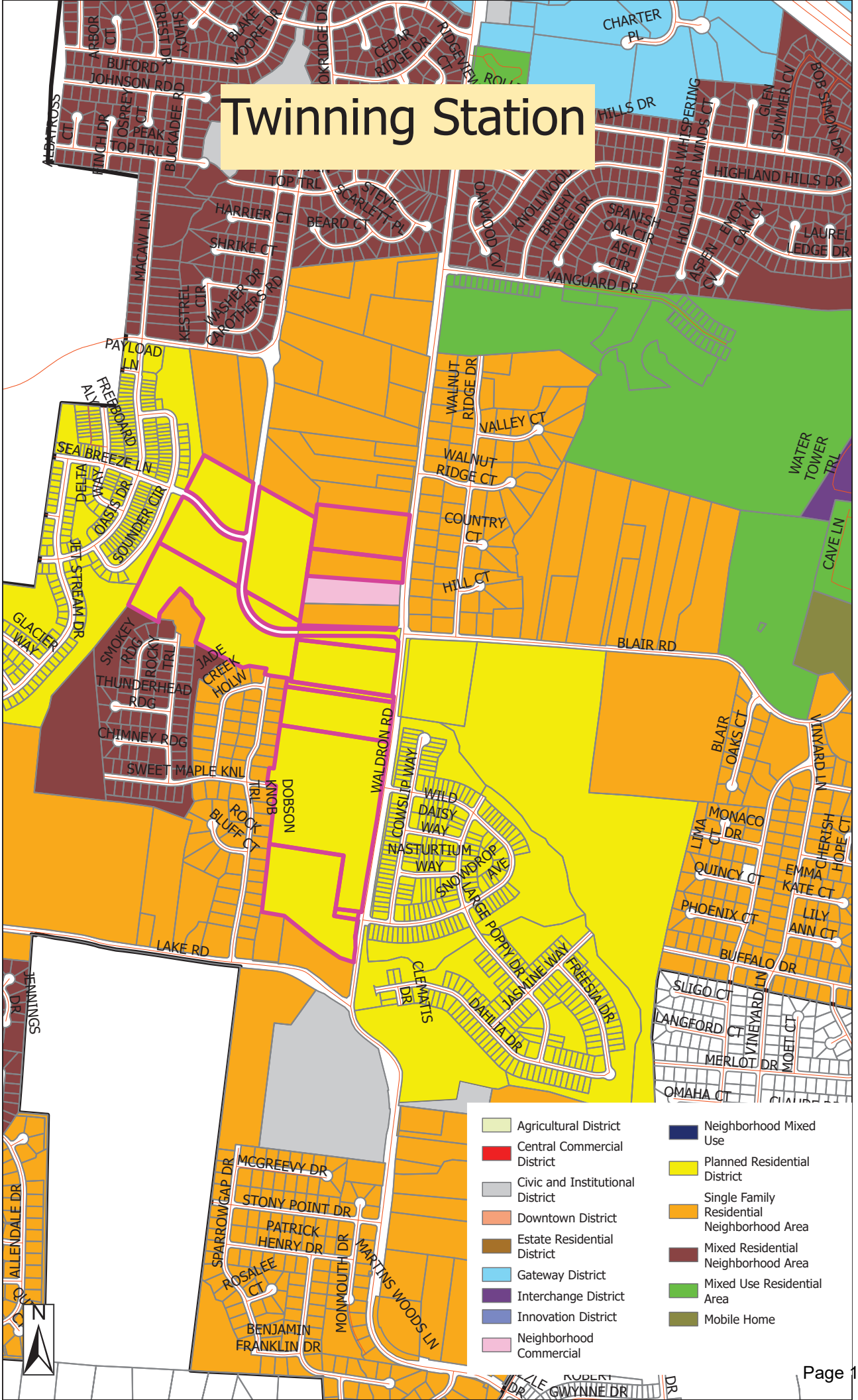
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.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.


Twinning Station
STONE RIDGE PKWY
BLAKE MOORE DR
MOUNTAIN TOP TRL
HARRIER CT
SHRIKE CT
BEARD CT
SCARLETT PL
STEVE
WOODLAND HILLS DR
VANGUARD DR
CAROTHERS RD
SEA BREEZE LN
OASIS DR
SOUNDER CIR
JET STREAM DR
GLACIER WAY
WALNUT RIDGE CT
COUNTRY CT
HILL CT
BLAIR RD
SMOKEY RDG
JADE CREEK HOLW
THUNDERHEAD RDG
CHIMNEY RDG
SWEET MAPLE KNL
WALDRON RD
COWSLIP WAY
WILD DAISY WAY
NASTURTIUM WAY
SNOWDROP AVE
LARGE POPPY DR
JASMINE WAY
FREESIA DR
DAHLIA DR
LAKE RD
MCGREEVY DR
STONY POINT DR
PATRICK HENRY DR
BENJAMIN FRANKLIN DR
N
Rutherford County GIS/OIT


Twinning Station
LOAD LN
OASIS DR
SEA BREEZE LN
SOUNDER CIR
WALNUT RIDGE CT
WALNUT RIDGE DR
COUNTRY CT
HILL CT
BLAIR RD
WALDRON RD
SMOKEY RDG
THUNDERHEAD RDG
ROCKY TRL
CHIMNEY RDG
JADE CREEK HOLW
SWEET MAPLE KNL
JOBSON KNOB TRL
ROCK BLUFF CT
SNOWDROP AVE
COWSLIP WAY
WILD DAISY WAY
NASTURTIUM WAY
LARGE POPPY DR
SNOWDROP AVE
LAKE RD
N
Rutherford County GIS/OIT, Microsoft, V


Twinning Station
CHARTER PL
HILLS DR
GLEN SUMMER CV
BOB SIMS DR
HIGHLAND HILLS DR
LAUREL EDGE DR
VANGUARD DR
ARBOR CT
BUFORD JOHNSON RD
OSPREY CT
PEAK TOP TRL
BUCKADEE RD
TOP TRL
HARRIER CT
BEARD CT
SCARLETT PL
STEVE
SHRIKE CT
MACAW LN
KESTREL CIR
WASHER DR
CARROTHERS RD
OAKWOOD CV
KNOLLWOOD
BRUSHY RIDGE DR
SPANISH OAK CIR
ASH CIR
POPLAR HOLLOW DR
WHISPERING WINDS CT
ASPEN CT
IVORY OAK CT
PAYLOAD LN
FREEBOARD ALY
SEA BREEZE LN
DELTA WAY
OASIS DR
SOUNDER CIR
JET STREAM DR
GLACIER WAY
WALNUT RIDGE DR
VALLEY CT
WALNUT RIDGE CT
COUNTRY CT
HILL CT
WATER TOWER TRL
CAVE LN
BLAIR RD
SMOKEY RDG
ROCKY TRL
THUNDERHEAD RDG
JADE CREEK HOLW
CHIMNEY RDG
SWEET MAPLE KNL
DOBSON KNOB TRL
ROCK BLUFF CT
WALDRON RD
COWSLIP WAY
WILD DAISY WAY
NASTURTIUM WAY
SNOWDROP AVE
LARGE POPPY DR
JASMINE WAY
FREESIA DR
DAHLIA DR
CLEMATIS DR
BLAIR OAKS CT
VINYARD LN
MONACO DR
LIMA CT
CHERISH HOPE CT
QUINCY CT
EMMA KATE CT
PHOENIX CT
LILY ANN CT
BUFFALO DR
SLIGO CT
LANGFORD CT
VINEYARD LN
MOET CT
MERLOT DR
OMAHA CT
LAKE RD
JENNINGS DR
ALLENDALE DR
MCGREEVY DR
STONY POINT DR
PATRICK HENRY DR
SPARROWGAP DR
ROSALEE CT
MONMOUTH DR
MARTINS WOODS LN
BENJAMIN FRANKLIN DR
GWYNNE DR
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
N

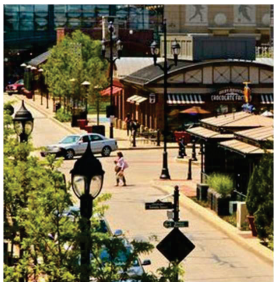






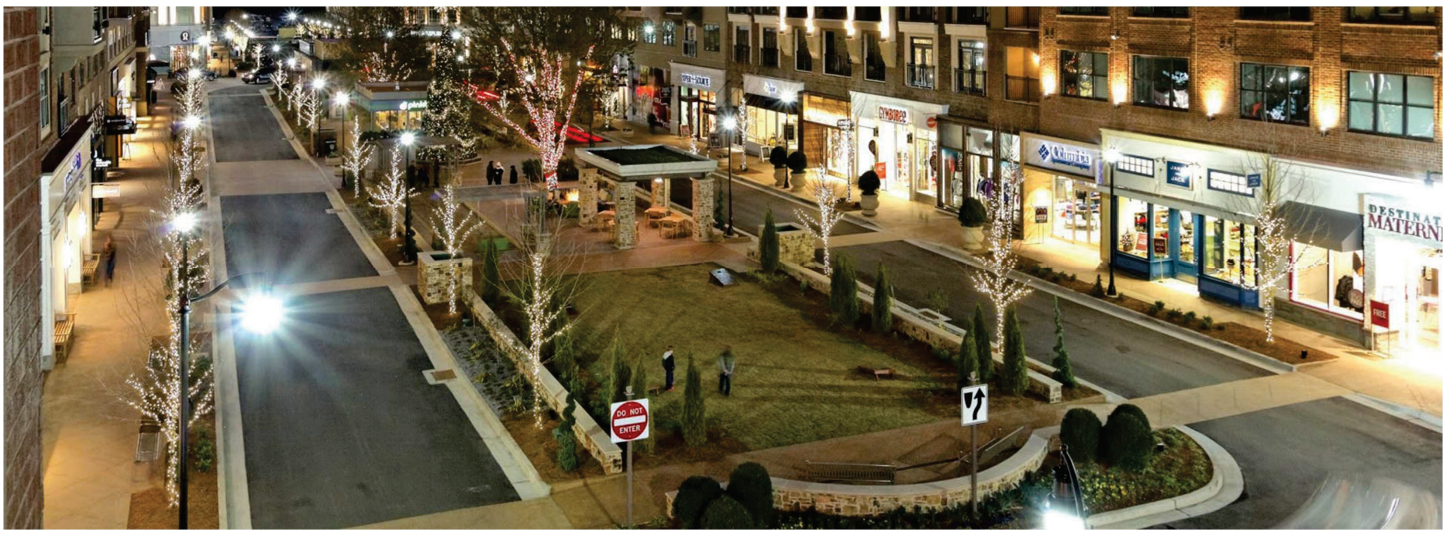
SOUTH WALDRON ROAD MIXED USE DEVELOPMENT CITY OF LA VERGNE, TN

A REQUEST TO UPDATE THE PREVIOUSLY APPROVED PRD TO INCREASE DENSITY AND RESULTING SITE PLAN UPDATE









PROJECT VISION

The proposed South Waldron Mixed-Use Development encompasses approximately 101 acres and is designed to establish a vibrant, integrated community that harmonizes residential, commercial, and recreational elements. The master-planned development will feature a balanced mix of housing, retail, and open spaces, fostering pedestrian connectivity and long-term growth potential. This project is positioned to become a key destination for living, working, shopping, and leisure, attracting both local and national interest. The development team proposes amend the PRD (Ordinance 2026-07) as further defined below.

Rezoning Request & Site Plan

The subject property is strategically located along Waldron Road, with direct integration into the planned Blair Road Extension. To accommodate the proposed development, we seek rezoning from Low-Density Residential (R-1) to a PRD to support a diverse range of residential and commercial uses. Approximately 4 acres of the original IDB property has been allocated for road infrastructure improvements, ensuring enhanced connectivity with the city's broader transportation network. In addition, the PRD includes ±2 acre graded and donated to the City of LaVergne for a fire hall.

Residential Components

This private development shall include a mix of single family, multi-family, townhomes, and 55+ residential with open, gated and access control communities. All connected by both trail and road access through the full development.

Multifamily Residences (Parcel A) – The northern residential and pedestrian- friendly section will feature 330 units within three- to four-story buildings, offering a mix of on-street, surface, garage, and carport parking for resident convenience. Additionally, the southern commercial and mixed-use portion of the development will also include 330 units, integrating residential living with retail and office spaces for a dynamic, walkable community.

Residential (Northern Parcel A) – A mix of gated and controlled access single family townhome, and multi family buildings.

- 16 single family lots featuring 50% percent masonry exteriors and options for front-entry or alley loaded garages ensuring architectural consistency.
- **Townhomes (Northern Parcel A)**– 42 units with 50% percent masonry exteriors and options for front-entry or alley loaded garages ensuring architectural consistency.

Active Adult (Parcel B) – A cohesive for-rent community offering continuum of care with 15 Townhomes, 35 Villas, and 170 active adult units. The community will feature extensive common facilities including dining, gathering spaces, clubhouse, indoor pool, and fitness center. (A deeded restriction for residents 55 and older)

Flex Office – The Northern end of the development connected by trail and road is a flex/multi use development. Tenants could include general office, professional services, or flex commercial uses.

All buildings will feature 50% masonry exteriors, foundation landscaping, and sod in the primary and secondary frontages.

Town Center & Retail Spaces

At the heart of the development, the Town Center will serve as a pedestrian-friendly hub, integrating retail, dining, and community gathering spaces.

Retail / Office – ±172,000 square feet of scale retail space, strategically positioned on out parcels and along the central median to maximize visibility and accessibility. Pursuant to Section 5.052.6, we are requesting an exception to the 3,000-square-foot limit on individual retail spaces. Based on current market demand, projected tenant needs, and leasing interest, retail tenant spaces will exceed 3,000 square feet. Granting this exception will ensure alignment with market conditions and support the economic viability and long-term success of the development.

Grocery Store – will be developed in coordination with but separately on the adjacent parcel along the Blair Rd. Extension..

Sidewalk Connectivity – Pedestrian access will be prioritized through an interconnected network of walkways, seamlessly linking retail, dining, and residential areas.

Vibrant Streetscape – Designed to promote foot traffic, featuring dining terraces and retail frontages, fostering an active and engaging environment for both residents and visitors.

Amenities & Open Spaces - Approximately 25% of the total site is dedicated to open space, ensuring a high quality of life for residents and visitors. These areas will include Pocket Parks & Village Greens – Strategically distributed throughout the development to provide accessible green spaces.

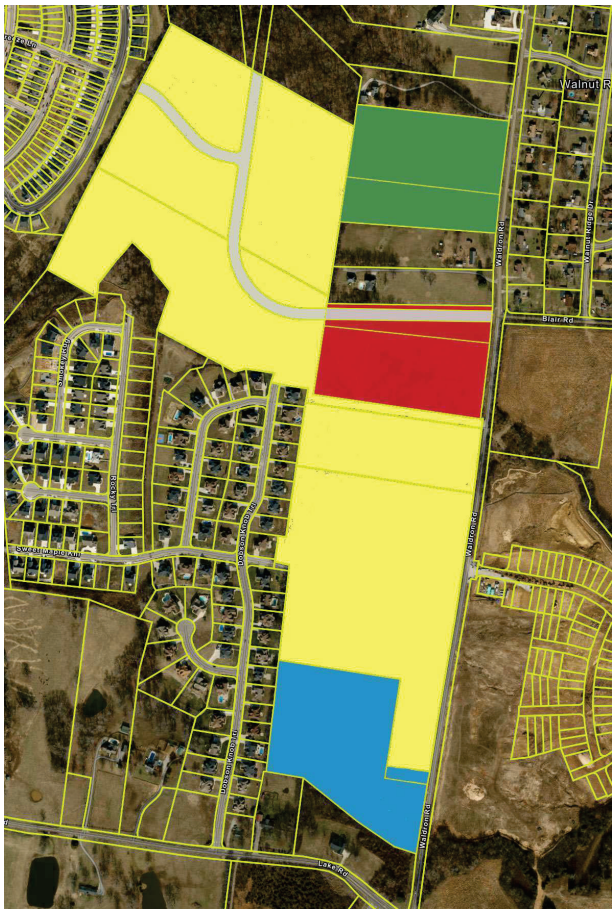
Amenity Center – A central clubhouse with a pool, sun deck, playgrounds, and fire pits, fostering a sense of community.

Community Oversight & Maintenance

In this private community , Residential and Commercial Homeowners Association (HOA) will be established to oversee the following:

- Common area maintenance
- Primary entrance aesthetics and upkeep
- Signage regulations to maintain cohesive branding and architectural consistency
- Bylaws and Restrictive Covenants have been submitted for review to the City of La Vergne (April 30, 2026).

This rezoning request is critical to achieving the envisioned mixed-use development, which will increase housing diversity, enhance economic vitality, and strengthen the community's overall infrastructure.



OVERALL SITE PLAN

Parcel A (North & South)
76.55 Acres

Parcel B
12.55 Acres

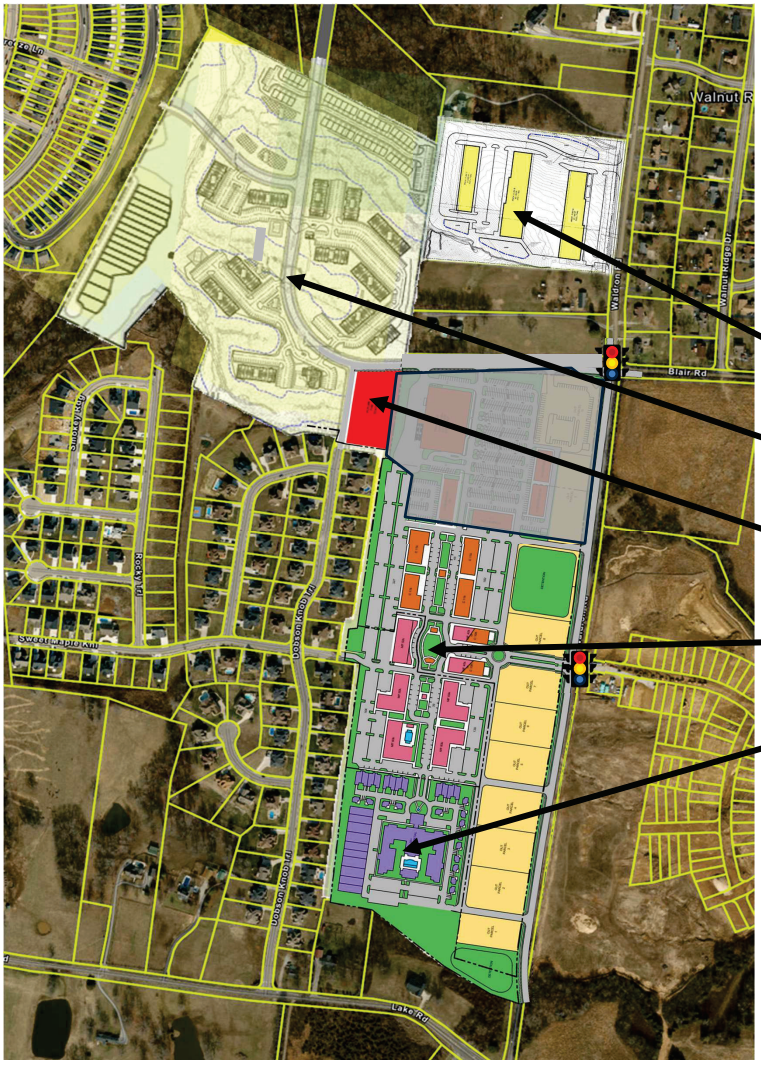
Parcel C
±11.85 Acres

Adjacent Parcel D
±11.23 Acres

DEVELOPMENT VISION

South Waldron Site represents versatile commercial properties designed to serve a wide range of business needs and community services providing convenience and connectivity. With thoughtfully planned infrastructure, ample parking, and enhanced landscaping, the site is ideal for businesses seeking a dynamic location with easy access and sustainable design with the goal to provide a well-integrated and sustainable environment for businesses to thrive.

- Diverse Business Potential: Approved uses include retail, food and beverage, professional services, animal care, daycare, medical services, and more.
- Strategic Accessibility: Located along Waldron and Blair Roads, featuring pedestrian and vehicular connections for easy access.
- Sustainable & Aesthetic Design: Includes foundation planting, architectural details, and landscaping that enhance property value and appeal.
- Functional & Safe Spaces: Compliance with safety standards, solid waste management, and the latest in stormwater systems.
- Modern Signage and Lighting: Exterior illumination aligned with La Vergne's zoning standards and lighting ordinance.
- Building Design: Up to 4 stories with architectural enhancements such as base differentiation and main entry articulation.
- Landscaping & Screening: Landscape screening for parking, perimeter edge screening, and foundation planting around buildings.
- Parking & Accessibility: Setbacks of 10 feet from rights-of-way, shared parking options, and connectivity with nearby roads.
- Waste & Utilities Management: Private solid waste collection, screened equipment, and shared drainage and parking maintenance by an owners' association where applicable.
- Community Safety: Donation of land for a new fire department, an essential resource for La Vergne. The new fire station will serve the growing community's needs. Located within close proximity to both residential and commercial zones, this new facility will bolster emergency response capabilities, benefiting residents, businesses, and surrounding neighborhoods alike.



DEVELOPMENT COMPONENTS

FLEX OFFICE

RESIDENTIAL

FIRE STATION

MIXED USE (MULTI, RETAIL)

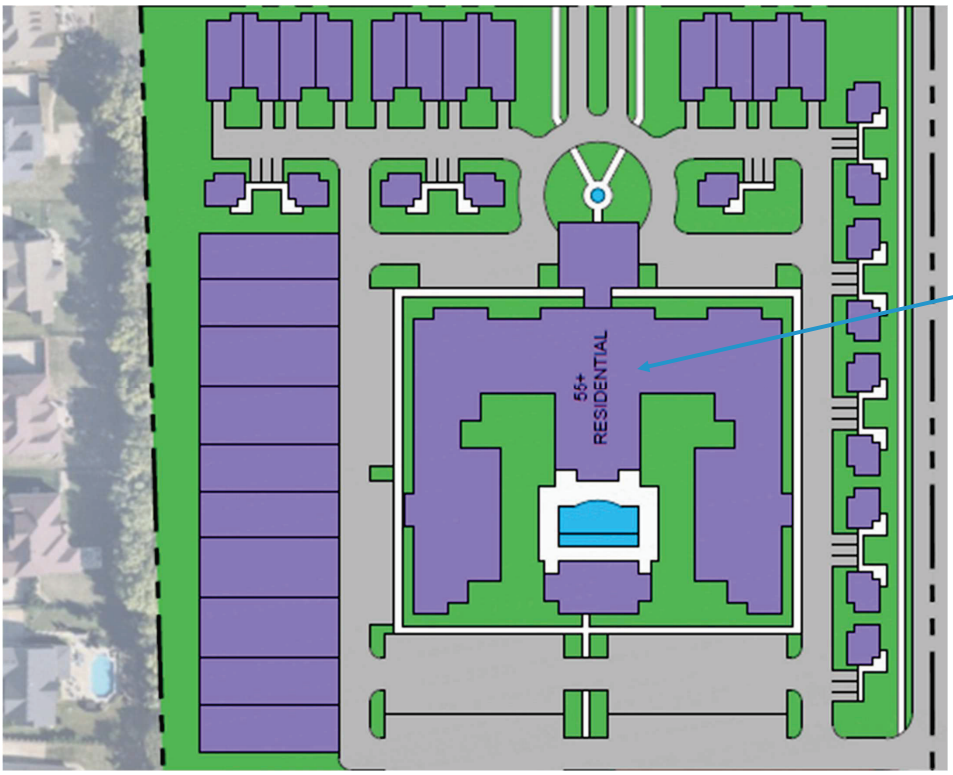
ACTIVE ADULT

FIRE STATION





ACTIVE ADULT | UNIT LAYOUT





ACTIVE ADULT | UNIT COUNT

Multi Family Active Adult					
Unit Type	**% Mix**	**Unit Count**	**Net Rentable**	**Total Net Rentable**	**% of Total SF**
Studio	20.00%	34	622	21,148	13.50%
One Bedroom	45.29%	77	726	55,902	35.67%
Two Bedroom	24.71%	42	1,350	56,700	36.18%
XL - Large 2 BR / 3 BR	10.00%	17	1,350	22,950	14.65%
	100.00%	**170**		**156,700**	

Gross SF Factor	**1.25**
Project Gross SF	**195,875**
Parking Total	**162**



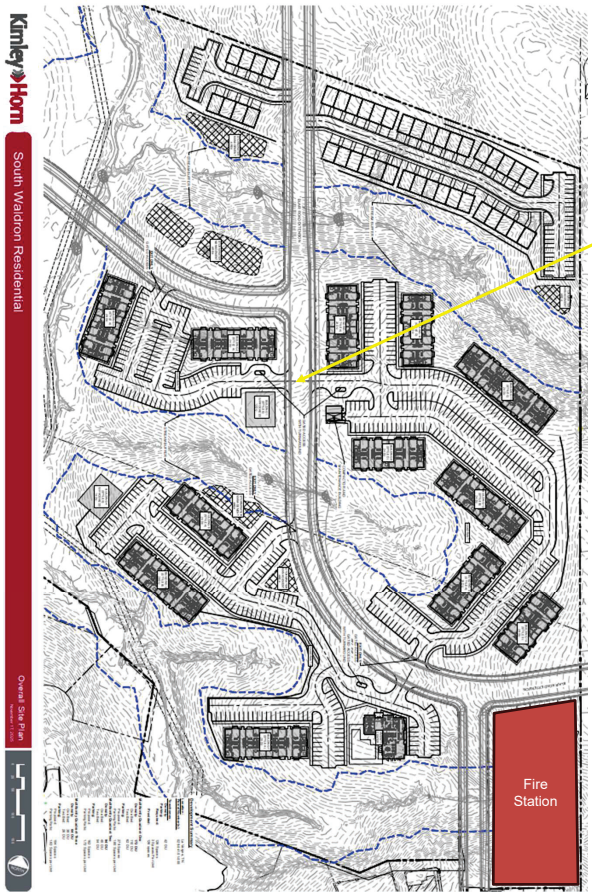
Villa Active Adult						
Unit Type	**% Mix**	**Unit Count**	**Net Rentable**	**Total Net Rentable**	**% of Total SF**	**Parking**
Studio: 1 BR / 1.5 BA	48.57%	17	1,100	18,700	40.92%	12
Cottage Unts: 2 BR / 2 BA	51.43%	18	1,500	27,000	59.08%	2 car garage + driveway
	100.00%	**35**		**45,700**		**12**

Townhome Active Adult						
Unit Type	**% Mix**	**Unit Count**	**Net Rentable**	**Total Net Rentable**	**% of Total SF**	**Estimated Parking**
Townhome: 2 BR / 2 BA	100.00%	15	1,300	19,500	100.00%	1-2 car garage + driveway
	100.00%	**15**		**19,500**		

Amenities	SF
Indoor Pool / Fitness Center	5,000
Maintenance Building	2,000
	7,000

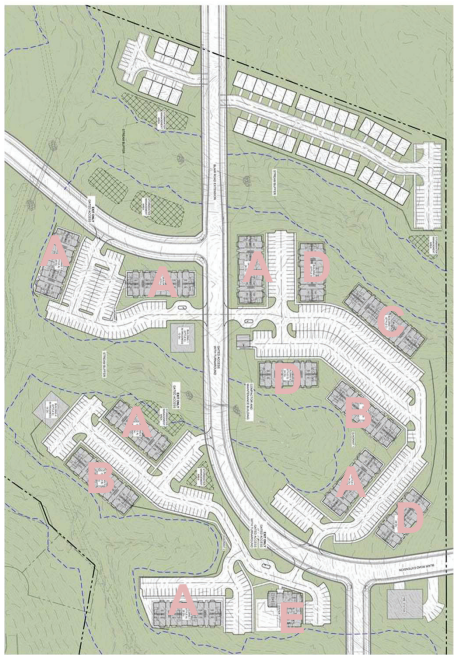
Total Phases		One Bedroom	Two Bedroom	Three Bedroom	Total	
Multifamily	Units	128	75	17	**220**	
	Unit Mix	58.18%	34.09%	7.73%	**100.00%**	**Average Unit SF**
	Total Gross SF	115,013	117,375	28,688	**268,075**	**1008.6**
	Total Net SF	95,750	103,200	22,950	**221,900**	
Parking					**174**	

RESIDENTIAL - LAYOUT





RESIDENTIAL





CENTRAL AMENITY CENTER - E



BUILDING STYLE - A



BUILDING STYLE - B





BUILDING STYLE - C





BUILDING STYLE - D



NORTHERN PARCEL | ENLARGED SITE PLAN

RESIDENTIAL - COUNT



Single Family									
Unit Type	% Mix	Unit Count	Net Rentable	Total Net Rentable	Gross (Net+Garage)	Gross SF	% of Total SF	Parking Ratio	Estimated Parking
Single Family	38.10%	16	2,920	46,720	3,400	54,400	41.85%	2.00	32.00
	38.10%	**16**		**46,720**		**54,400**			**32**

Townhomes									
Unit Type	% Mix	Unit Count	Net Rentable	Total Net Rentable	Gross (Net+Garage)	Gross SF	% of Total SF	Parking Ratio	Estimated Parking
Townhome	100.00%	42	2,658	111,636	3,138	131,796	100.00%	3.00	126.00
	100.00%	**42**		**111,636**		**131,796**			**126**

Multifamily Quadrant 1									
Unit Type	% Mix	Unit Count	Net Rentable	Total Net Rentable	Gross	Gross SF	% of Total SF	Parking Ratio	Estimated Parking
One Bedroom	63.95%	110	738	81,180	820	90,200	55.73%	1.62	178.20
Two Bedroom	36.05%	62	1,040	64,480	1,135	70,370	44.27%	1.62	100.44
	100.00%	**172**		**145,660**		**160,570**			**279**

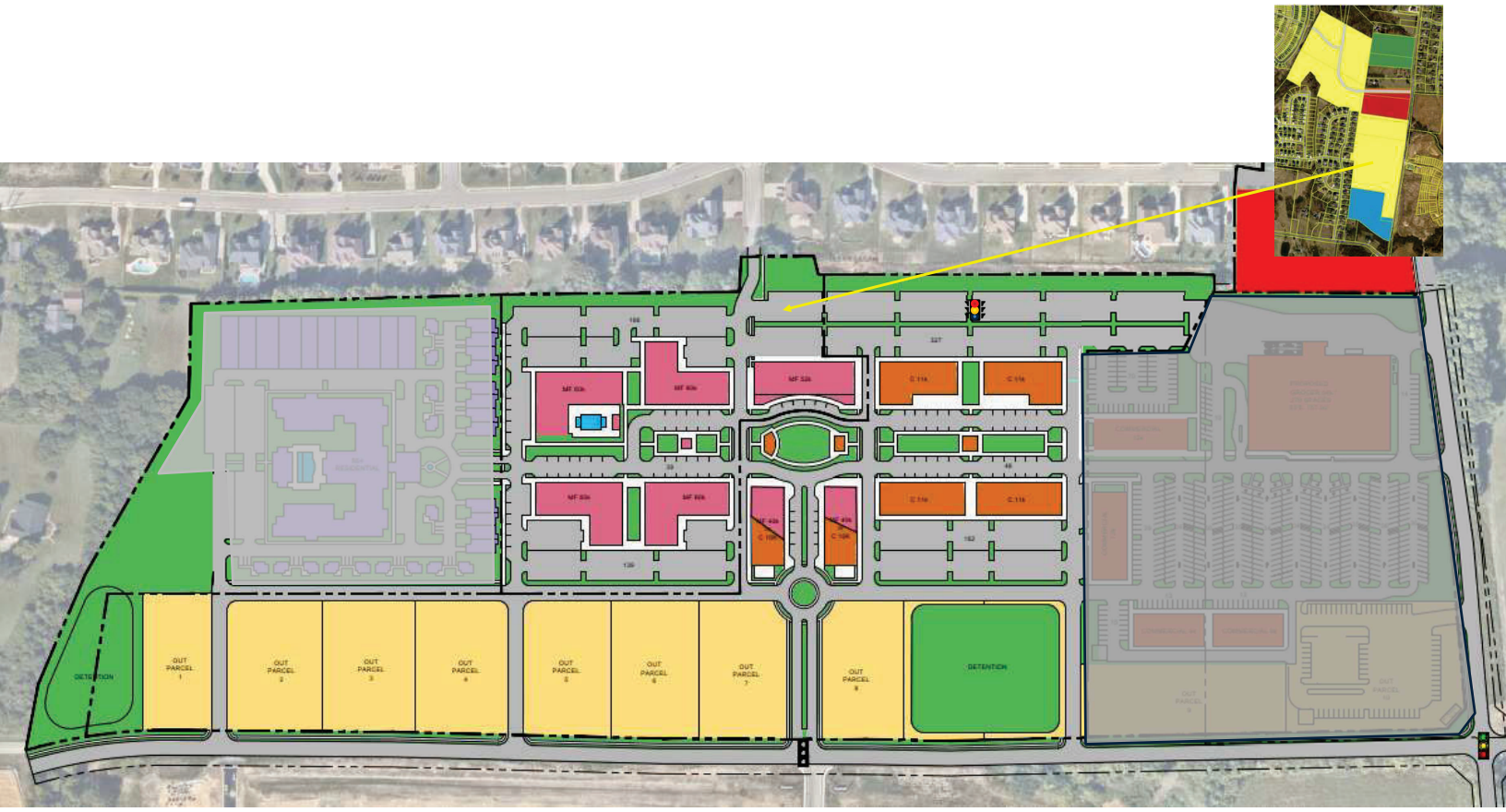
Multifamily Quadrant 2									
Unit Type	% Mix	Unit Count	Net Rentable	Total Net Rentable	Gross	Gross SF	% of Total SF	Parking Ratio	Estimated Parking
One Bedroom	23.26%	40	738	29,520	820	32,800	20.27%	1.72	68.80
Two Bedroom	31.40%	54	1,040	56,160	1,135	61,290	38.56%	1.72	92.88
	54.65%	**94**		**85,680**		**94,090**			**162**

Multifamily Quadrant 3	% Mix	Unit Count	Net Rentable	Total Net Rentable	Gross	Gross SF	% of Total SF	Parking Ratio	Estimated Parking
One Bedroom	22.09%	38	738	28,044	820	31,160	19.25%	1.63	61.94
Two Bedroom	15.12%	26	1,040	27,040	1,135	29,510	18.56%	1.63	42.38
	37.21%	**64**		**55,084**		**60,670**			**104**

Amenities	SF
Fire Station	6,000
Amenity Center	5,416
	11,416

Total Phases		Townhome	Single Family	One Bedroom	Two Bedroom	Total	
Multifamily	Units	42.00	16.00	188.00	142.00	**388.00**	
	Unit Mix	10.82%	4.12%	48.45%	36.60%	**100.00%**	Average Unit SF
	Total Gross SF	131,796	54,400	154,160	161,170	**512,942**	**1322.02**
	Total Net SF	111,636	46,720	138,744	147,680	**444,780**	
Parking		126.00	32	308.94	235.70	**702.64**	

MIXED USE – LAYOUT

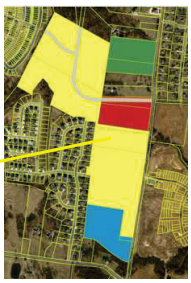


MIXED USE - COUNTS

Multi Family Unit Mix

Unit Type	% Mix	Unit Count	Net Rentable	Total Net Rentable	% of Total SF	Parking Ratio	Estimated Parking
Studio	10.00%	35	650	22,750	8.31%	1.00	35.00
One Bedroom	35.00%	125	714	89,250	32.60%	1.00	125.00
Two Bedroom	45.00%	140	920	128,800	47.04%	1.50	210.00
Three Bedroom	10.00%	30	1,100	33,000	12.05%	2.00	60.00
	100.00%	**330**		**273,800**		1.30	**430**

Gross SF Factor	**1.25**
Project Gross SF	**372,000**
Projected Unit Count	**330**



* Building 6&7 Either Retail/Office of MF

Mixed Use Summary

Level	Building 1	Building 2	Building 3	Building 4	Building 5	Building 6*	Building 7*	Total SF
1st Floor	10,000	15,000	13,000	15,000	15,000	0	0	68,000
2nd Floor	15,000	15,000	13,000	15,000	15,000	10,000	10,000	93,000
3rd Floor	15,000	15,000	13,000	15,000	15,000	10,000	10,000	93,000
4th Floor	15,000	15,000	13,000	15,000	15,000	10,000	10,000	93,000
Amenities	5,000	-	0	0	0	0		5,000
Total Multi Family	**60,000**	**60,000**	**52,000**	**60,000**	**143,480**	**30,000**	**30,000**	**435,480**

Level	Building 6*	Building 7*	Building C	Building D	Building E	Building F		Total SF
1st Floor Retail	10,000	10,000	11,000	11,000	11,000	11,000		64,000
Office	5,000	5,000	10,000	10,000				30,000
Total	**15,000**	**15,000**	**21,000**	**21,000**	**11,000**	**11,000**	**0**	**94,000**

Grocer Retail	Grocer	Building 2	Building 4	Building 5	Building 6	Total SF
Gross SF	**0**	**0**	**0**	**0**	**0**	**0**

Outparcel	1	2	3	4	5	6	7	8	9	10	11	12	Total SF
Planned Use	Retail	Retail	Retail	Retail	Retail	Retail	Retail	Retail	Retail	Retail	Retail	Full Service	
Gross SF	**3,000**	**3,000**	**3,000**	**3,000**	**3,000**	**3,000**	**3,000**	**3,000**	**3,000**	**3,000**	**0**	**0**	**30,000**

Retail Total	**94,000**
1st Floor Retail	64,000
Grocery Retail	0
Outparcel	30,000
Office Total	**30,000**

Multifamily Total	**372,000**	**Unit Count**	**Gross SF/Unit**	**Efficiency Factor**	**Avg. Net Rentable**
Multifamily	Info	**330**	**1127**	**0.82**	**924**

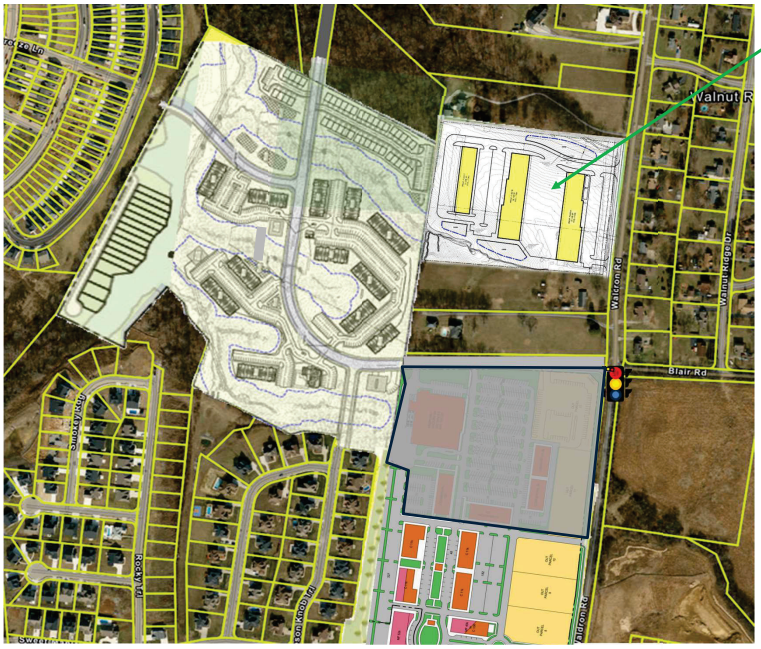
Parking Total	**1,827**	**SF Base**	**Spaces per 1,000 SF**
Parking	Info	**496,000**	**3.7**

FLEX - OFFICE











COMMERCIAL PARCEL "C" USES AND DEFINITIONS

For incorporation into the Twinning Station PRD Development Plan Amendment — City of La Vergne, Tennessee

Flex/Multi-Use Buildings — The purpose of this use table is to clearly define permitted uses allowed in the multi-use flex buildings proposed on Parcel C of the Twinning Station PRD in La Vergne, TN. Multi-use flex buildings are designed to accommodate a range of employment, services, and retail businesses within shared, multi-tenanted buildings, with operations including customer facing retail, showroom uses, low-intensity creation, manufacture, fabrication, and/or processing of materials, goods, or components into a final product, administration, research and development, testing, packaging, storage, showroom, distribution, and retail or wholesale sales of products. Any combination of these uses is permitted under this use category regardless of categorization in the Zoning Ordinance. For purposes of interpretation of flex/multi-use buildings, the applicant agrees that all principal activities of the various uses shall be conducted wholly within an enclosed building with rear loading, but accessory outdoor storage may be permitted and shall be adequately screened. No single building used for such purposes will exceed 60,000 square feet of gross floor area with a combined total in one development of no more than 125,000 square feet of gross floor area. Buildings shall not exceed 22-foot interior clear height to limit bulk warehouse, distribution, and intensive industrial uses. Buildings used for such purposes are not permitted to be constructed with metal siding as the primary façade. Where a use listed in this table conflicts with a use listed as prohibited in the Development Standards of the development plan, this table controls as to Parcel C.

General Office — Offices for administrative, business, corporate, and general commercial functions.

Restaurants — Establishments preparing and serving food and beverages for consumption on or off the premises.

Retail – General retail

Community Meeting Center — Space for small group gatherings, discussions, or informal meetings with a community focus.

Cultural or Heritage Center — Facility highlighting cultural, historical, or traditional practices, may include gatherings.

Nonprofit Program Center — Facility offering educational, social, and/or support programs to the public.

Neighborhood Outreach Hub — Local hub for outreach activities, workshops, or mentoring programs in the community.

Day Care Centers — Any facility operated by a person, social agency, corporation or institution, or any other group which receives children for less than 24-hours per day for care outside their own homes, without transfer of legal custody.

Primary Care and Specialist Office — Medical offices providing primary care, family medicine, and/or physician specialist services on an outpatient basis.

Urgent Care Clinic — A walk-in medical clinic providing outpatient diagnosis and treatment of illnesses and injuries not requiring hospital emergency care.

Surgery Centers — A medical facility that provides outpatient care, diagnostic services, and/or surgical procedures.

Outpatient Recovery & Wellness Services Center — Facility providing mental health, physical therapy, behavioral, or substance use support, including therapy, group counseling, and medication-based services.

Professional Services and Engineers — Firms providing technical, legal, accounting, architectural, and/or professional consulting services.

Wellness and Spiritual Guidance Center — Center providing counseling, meditation, and wellness programming, possibly with spiritual elements.

Specialized Therapy & Enrichment Facility — Facility for speech, occupational, behavioral therapy with or without enrichment components or mental health, therapy, and/or group counseling.

Enrichment Center — A facility offering structured development, instructional programming, tutoring, test preparation, and/or enrichment activities, including services for individuals with or without learning differences and/or mentoring programs.

Child Development Center — Facility for infant and/or preschool-aged children providing child care and/or programs for early learning and development.

Educational Facilities and Schools — Facilities providing structured educational instruction to students of any age, including but not limited to private schools, charter schools, microschools, religious-affiliated schools, Montessori and similar alternative-education programs, satellite or branch campuses of colleges or universities, and adult or continuing education programs. Such facilities may include classrooms, administrative offices, libraries, laboratories, gymnasiums or activity space, food service for students and staff, and before- and after-school care as accessory uses. Accessory outdoor play and recreation areas are permitted and shall be fenced and screened where adjacent to residential property.

Religious Facilities and Churches — Churches and other facilities for religious worship, assembly, and religious education, including accessory offices, classrooms, and community gathering spaces. Shared parking with co-located uses is permitted.

Behavioral & Developmental Support Center — Support/learning center for behavioral and developmental needs, including autism-focused programs.

Supervised Care Facility — An establishment that provides supervision, engagement, or support services to minors or adults during daytime hours. Such facilities may offer social, educational, recreational, wellness, or life skills activities in a group setting.

Training & Development Center — A facility providing training, courses, or workshops to develop skills for independent living, employment, and/or professional certification or development.

Activity Center/Sports Facility — Indoor and/or outdoor recreation facilities open to the public or by membership; including but not limited to gyms, trampoline parks, sports facilities, pickleball courts, climbing gyms, etc.

Equipment Sales, Rental, Repair, and Storage, Commercial — Sales, rental, maintenance, or storage of machinery, tools and other equipment or event supplies.

Firearms Training/Retail Facility — A commercial facility that may include a combination of offices, storage, distribution, and sales retail showroom for the sale of firearms, ammunition, and related equipment, and/or an indoor shooting range for training, education, and/or recreational use. The facility may also offer gunsmithing services, safety instruction, and firearm certification programs, and shall operate in compliance with all applicable federal, state, and local regulations.

Hardware Stores — Retail, storage, and/or distribution of tools, building supplies, and other home improvement goods.

Mailing and Shipping Services — Retail or service businesses offering shipping and logistics support.

Office Supply Stores and Business Services Establishments — Retail, storage, and/or distribution of office supplies or services such as copying, printing, or tech support.

Veterinarian Facilities — Facilities providing veterinary care and treatment of animals, provided no outside housing of animals.

Office/Storage Hybrid Spaces — A space that combines office and storage functions within a single premises. Proportions may vary, with configurations ranging from predominantly office to predominantly storage, and may also support activities such as light assembly, product display, logistics coordination and distribution, or customer visitation. Not intended for self-storage use.

Construction Contractors and Suppliers — Office and storage spaces for trades (such as, but not limited to plumbing, HVAC, etc.)

Laboratories/R&D — Facilities for scientific research, product development, and/or prototype testing, which may include but is not limited to biomedical research, diagnostics, medical device assembly, and/or life sciences manufacturing operations.

Studios and Broadcasting Establishments — Facilities for producing and/or broadcasting media content, which may include office, recording, and production spaces. Some broadcasting equipment may be subject to restrictions, and antennas or transmission structures are permitted only as allowed by applicable regulations.

Non-Retail Pharmacies — A facility engaged in the preparation, compounding, packaging, and/or distribution of prescription medications or medical products for delivery to healthcare providers, long-term care facilities, or directly to patients via mail or courier. Typical uses may include specialty pharmacies, infusion services, or centralized medication fulfillment centers.

Electric Vehicle (EV) Center — A facility where passenger or commercial electric vehicles (EV) are sold, serviced, and repaired. This use may include, but is not limited to, showroom space offering demonstrations and test drives; space for customer service and delivery of vehicles; office space; shop space for service, repair, and/or programming of vehicles ancillary to an experience center or new vehicle sales environment; vehicle wash and detailing space ancillary to an experience center or new vehicle sales environment; interior storage space; parking and overnight storage of vehicles; and associated electric vehicle (EV) chargers, ports, and related electrical infrastructure. This definition does not prohibit the sale, service, and repair of electric vehicles as otherwise allowed by these regulations.

Flex Commercial Space — Operational commercial space supporting product-based businesses, fulfillment operations, and commercial services. Includes automotive goods and related components businesses (no engine repair), sign and painting shops, and printing and publishing establishments. No outdoor storage of products or materials shall be permitted except as screened accessory storage. These facilities shall be permitted to offer direct retail sales to customers, for orders placed in person, by phone, or online, through the use of an on premises point of sale. Total square footage of these types of facilities may not exceed 60,000 square feet of gross floor area per building.

Collaborative Fabrication Space — Shared space equipped with tools and technology to support small-scale manufacturing, prototyping, and/or maker activities.

Craft Spirits Maker — A small-scale facility engaged in the on-site production of fermented or non-fermented craft beverages, including beer, spirits, cider, kombucha, or similar products. This use shall include accessory tasting room and/or food service uses. This use shall not include large-scale manufacturing, and production shall be limited to small-batch operations consistent with craft or artisan production. Total square footage of these types of facilities may not exceed 60,000 square feet of gross floor area per building.

Catering Establishments and/or Culinary Facilities — Facilities engaged in food preparation for consumption, sale, and/or distribution. May include catering establishments and culinary training facilities. These facilities shall be permitted to offer direct retail sales to customers, for orders placed in person, by phone, or online, through the use of an on premises point of sale. Total square footage of these types of facilities may not exceed 60,000 square feet of gross floor area per building.

Secure IT Infrastructure — Small-scale facilities used for secure IT rooms, records storage, and secure data processing and storage. Total square footage of these types of facilities may not exceed 60,000 square feet of gross floor area per building.

Combination of Uses / Accessory Uses

Any combination of the uses listed in this table is permitted within a single building or tenant space, together with uses and activities customarily accessory thereto.

COMBINED DEVELOPMENT SUMMARY

S 55+ Parce (Active Adult): For Rent

Unit Type	% Mix	Unit Count	Average Unit SF	Total Net SF	% of Total Net SF	Total Gross SF	Parking
Multifamily Active Adult	77.27%	170	922	156,700	70.62%	195,875	162
Villa Active Adult	15.91%	35	1,306	45,700	20.59%	45,700	12
Townhome Active Adult	6.82%	15	1,300	19,500	8.79%	19,500	0
Amenities	0.00%	0	0	0	0.00%	7,000	0
	100.00%	**220**		**221,900**		**268,075**	**174**



Northern Residential

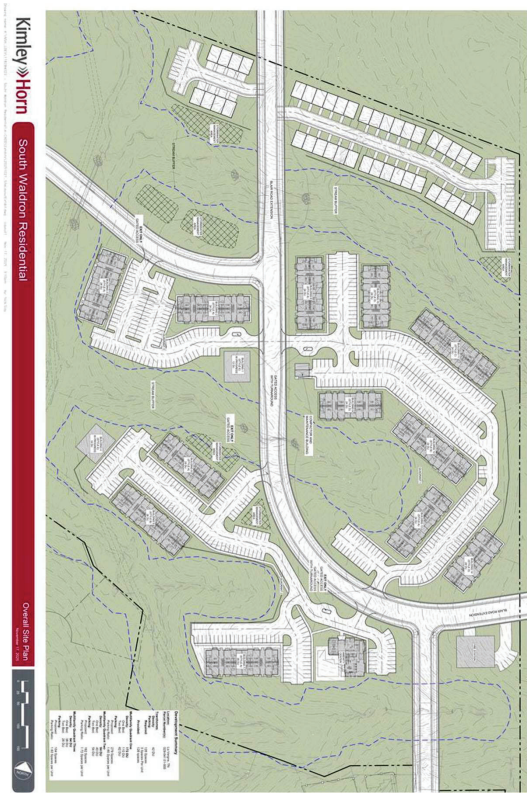
Unit Type	% Mix	Unit Count	Average Unit SF	Total Net SF	% of Total Net SF	Total Gross SF	Parking
Single Family	4.12%	16	2,920	46,720	10.50%	54,400	32
Townhome	10.82%	42	2,658	111,636	25.10%	131,796	126
Multifamily Quadrant 1	44.33%	172	847	145,660	32.75%	160,570	279
Multifamily Quadrant 2	24.23%	94	911	85,680	19.26%	94,090	162
Multifamily Quadrant 3	16.49%	64	861	55,084	12.38%	60,670	104
Amenities	0.00%	0	0	0	0.00%	11,416	0
	100.00%	**388**		**444,780**		**512,942**	**703**

Southern Mixed Use Multi Family

Unit Type	% Mix	Unit Count	Average Unit SF	Total Net SF	% of Total Net SF	Total Gross SF	Parking
Studio	10.61%	35	650	22,750	8.31%	28,438	35
One Bedroom	37.88%	125	714	89,250	32.60%	111,563	125
Two Bedroom	42.42%	140	920	128,800	47.04%	161,000	210
Three Bedroom	9.09%	30	1,100	33,000	12.05%	41,250	60
	100.00%	**330**		**273,800**		**342,250**	**430**

		S Active Adult (Rent)	N Residential	S Mixed Use	Northern	Total		
Residential	Units	220	388	330	0	**938**		
	Total Gross SF	268,075	512,942	372,000	0	**1,153,017**		**Average Unit SF**
	Total Net SF	221,900	444,780	273,800	0	**940,480**	*	**1,229**
Office	Total Gross SF	0	0	30,000	0	**30,000**	*	
Retail	Total Gross SF	0	0	94,000	0	**94,000**	*	
Flex Office	Total Gross SF	0	0	0	125,000	**125,000**	*	
Parking		174	703	1,716	250	**2,843**		

* Shows max possible of each asset class - includes space that could be either/or retail/residential/office



REQUIRED OPEN SPACE:
20% Open Space

PROVIDED OPEN SPACE:
+/- 25% Open Space

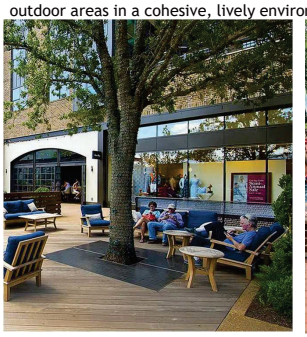
OPEN SPACE EXHIBIT

OPEN SPACE - NORTH

The South Waldron Mixed Use Site will transform over 25% of its area into thoughtfully designed open space, fostering a welcoming environment for residents and visitors alike. This extensive open space will include a mix of pocket parks, communal green areas, village greens, and natural buffers around existing tributaries. Recreational trails will wind through these green spaces, connecting the community with preserved natural stream buffers and enhancing accessibility to outdoor areas.

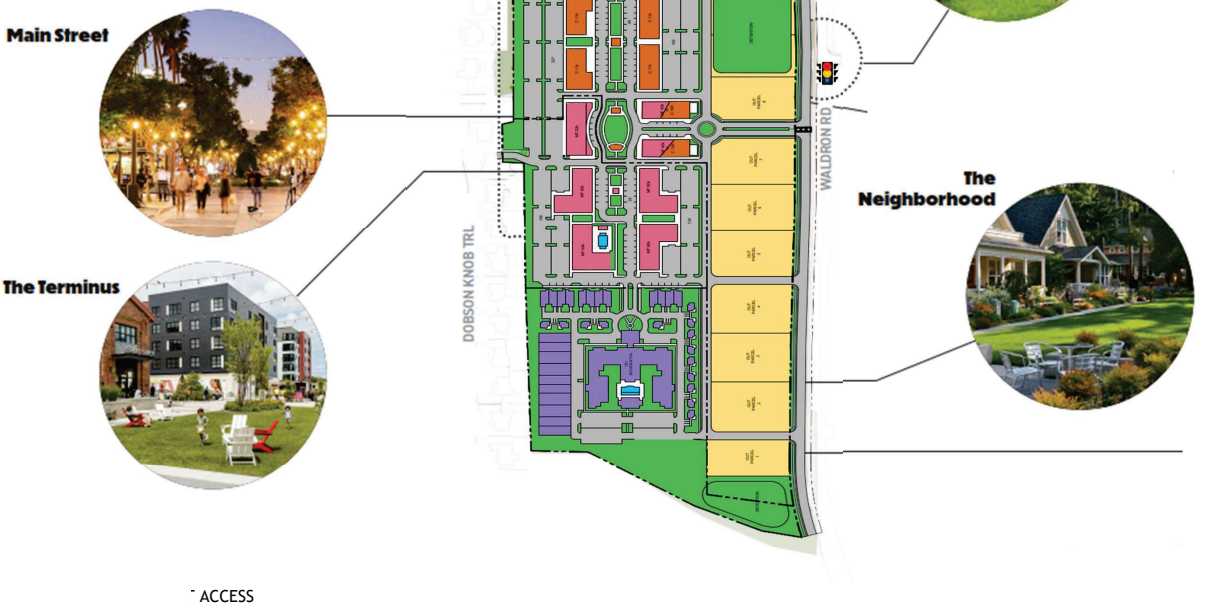
Central to the development, the Amenity Center will serve as a community hub, providing a variety of recreational and social amenities. Residents will enjoy a community clubhouse and cabana, a large pool with a sun deck, playgrounds, outdoor fire pits, and convenient access to a comprehensive walking trail network that spans the community. This center will offer ample outdoor seating areas, providing spaces for relaxation and community gatherings, as well as a dedicated playground for children.

In the heart of the mixed-use town center, a pedestrian-friendly network of sidewalks and trails will link the central village green with other community features. Retail jewel boxes, positioned along a central median, will create a dynamic retail experience, while pedestrian zones and robust streetscapes dotted with retail outlets and dining terraces will enrich the community's social scene. This interconnected design will encourage foot traffic, promoting a vibrant, accessible town center where residents can shop, dine, and enjoy outdoor areas in a cohesive, lively environment.



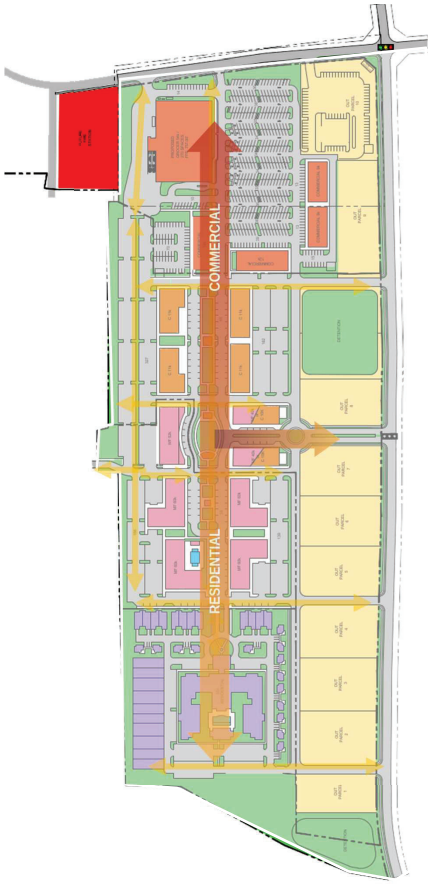


CONNECTED - FOCUSED VISION



- ACCESS

CONNECTED MIXED USE VISION



PEDESTRIAN | STREET ACCESS

SECONDARY CIRCULATION PATH

COMMERCIAL + RESIDENTIAL GRADIENT



VEHICULAR STREET ACCESS

The South Waldron Mixed Use Site has been strategically designed to integrate seamlessly with existing and planned infrastructure, promoting strong vehicular connectivity and accommodating anticipated traffic demands on key thoroughfares. The site will benefit from access to both the current and proposed improvements on Waldron Road and the future Blair Road Extension. To support traffic flow, the design incorporates primary, secondary, and tertiary street patterns within the development.

With the increased traffic expected from the South Waldron development, both Waldron Road and Blair Road are poised for enhancements by the City of La Vergne. Waldron Road is set to become a 3-lane roadway through realignment, with potential expansion to 5 lanes in the future, ensuring capacity for projected vehicular demands. Blair Road improvements include widening to 3 lanes, along with the installation of a traffic signal at the Waldron Road intersection. Additionally, Lake Road will be realigned to intersect with Waldron Road, facilitating smoother transitions and access points.

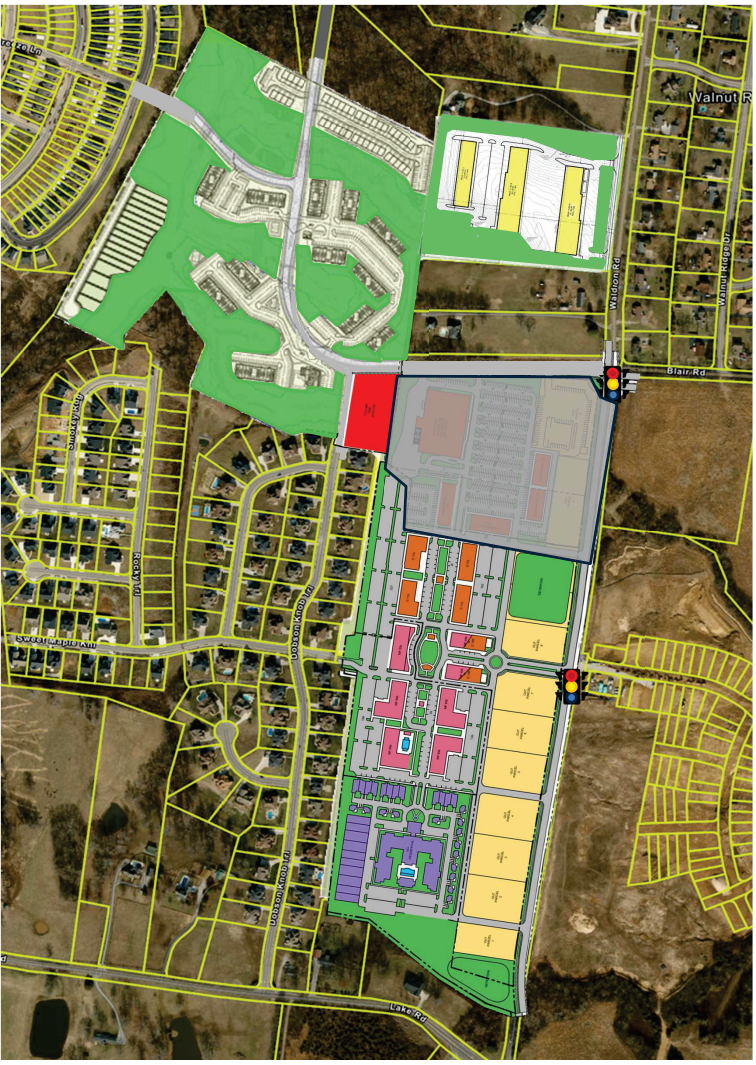
The South Waldron Mixed Use Site will feature four residential access points and include five commercial entrances onto Waldron and Blair Roads, equipped with designated travel lanes for efficient ingress and egress. An internal street network will promote connectivity within the development, as well as link to the surrounding roadways, providing accessible routes throughout.

All infrastructure will meet City of La Vergne Standards, with any deviations requiring approval from the City Engineer, ensuring that the development aligns with local regulations and supports community growth effectively.





EPCO



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PROVIDED OPEN SPACE:
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OPEN SPACE

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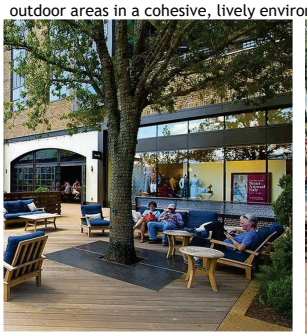



Outparcels will have additional greenspace not depicted



SUMMARY OF PRD VARIANCES & DECLARATIONS

General

Building Height

- 4 Story Buildings (exceeding 35' in height)

Retaining Walls

- No Restriction on max height of retaining walls.

Residential

Parking (Gated & Un-Gated)

- Townhomes 3 spaces per unit
- Multifamily 1.6 Spaces per unit across unit mix
- Parking spaces will be a minimum of 9x18
- Option of on street parking where appropriate
- Landscape Islands placed at ends of parking rows with standard canopy trees

Building Materials

- Façades to exceed minimum 50% combination of Brick, Stone, Fiber Cement, or Concrete product excluding windows, trim, and doors

Parking

- Parking spaces will be a minimum of 9x18

Zoning

- Change underlying from R-1 to R-3

Commercial

Parking

- Parking spaces will be a minimum of 9x18
- Option of on street parking where appropriate
- Landscape Islands placed at ends of parking rows with standard canopy trees

Building Materials

- Commercial façades visible from a public street to have a minimum 50% use primary materials: brick, stone, decorative concrete or glass.

Declarations:

Access - Twinning Station will, at its own expense, install light at main intersection across from Snowdrop Ave on Waldron Rd.
Future Easements - Twinning Station acknowledges and agrees to work with city if future utility easements are required to cross undeveloped or open areas of the development
Tree Buffer – Where possible, mature trees will be preserved, especially along property lines.
Traffic Calming – Where appropriate, traffic calming measures to ensure pedestrian safety will be installed.
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DEVELOPMENT STANDARDS

RESIDENTIAL

Uses Permitted:

- Single family detached homes shall be on its own lot of record and sold fee simple.
- Townhomes shall be its own land record as fee simple or horizontal property regime.
- Multifamily dwelling units shall be for rent.

Residential Development Standards:

- Entrances off Waldron Road and Blair Road shall have new entrance signage constructed of masonry materials and anchored by landscaping.
- Building heights shall not exceed 4 stories in height.
- Builders shall install sod and landscaping along foundations of all primary and secondary front yards along R.O.W.s of all buildings. Seed/Straw will be installed on the side and rear foundations of all buildings.
- All townhome buildings shall be comprised of fifty percent masonry and brick.
- All mechanical equipment (i.e. HVAC and transformers) to be screened and located in the rear/side of all units.
- All on-site utilities shall be underground.
- All unit types 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 the residential units will comply with the City of La Vergne requirements.
- Residential units shall have a mix of concrete and asphalt driveways.
- All streets will be classified as a mix of public rights-of-way or private drives.
- 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. There will also be pedestrian connections between the residential portion of the development to the mixed uses town center.
- Mail service will be provided via CBU.
- Decorative streetlights will be coordinated with MTEMC.
- 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. Wooded and chain-link fences are prohibited.
- All parking shall be located at least 10-feet from the public R.O.W. along Waldron and Blair Road.
- All parking areas to be screened from public rights-of-way by landscaping or in combination with berms.
- A mix of Type 1 & Type 2 Transitional Screening applications shall be provided at the perimeter edges of the proposed development and as identified/labeled.
- Monument signage shall be placed no closer than 5-ft to the R.O.W. along Waldron and Blair Roads.
- Monument signage shall have materials consistent with the building architecture and be accented with landscaping. Signage lighting will be exterior or push-thru style illumination. Signage shall comply with applicable zoning ordinance at the time of request.
- All mechanical equipment located on the ground (i.e., hvac and transformers) to be screened with landscape or fencing. If mechanical equipment is located on the roof, then they shall be screened from view.
- Any solid waste enclosures shall be constructed of materials consistent with building architecture, be at least 8-feet tall, with opaque gates, and shall be screened with landscaping. Solid waste collection service shall be provided by a private hauler.
- All on-site utilities will be underground.
- On-site lighting will comply with the LZ-2 standards outlined in the Model Lighting Ordinance by the International Dark-Sky Association to prevent light pollution and provide safety for patrons and employees.
- Parking will comply with the City of La Vergne Zoning Ordinance for the allowable uses outlined to the right. Shared parking shall be implemented as needed/requested.
- All parking will have curbing.
- Fencing shall be constructed of durable materials. Wooded and chain-link fences are prohibited.

- Multi-Family: 26% Brick/Stone, 55% Fiber Cement, and 19% Glazing/Door's material, with natural wood accents for exterior materials. Building elevations exampled provided in slide. Note, the long faces carry most of the masonry, so the buildings look to have more masonry than as calculated.
- Townhomes: 60% Fiber Cement Board and 40% masonry/stone with natural wood accents for the exterior materials.
- Single Family Homes: 20% Fiber Cement Board and 80% masonry/stone, with natural wood accents for the exterior materials.
- Masonary shall include traditional brick as available in a variety of sizes such as modular, standard, queen, utility, and monarch.
- Stone shall include the following: natural stone products, stone veneer, and panelized stone.
- Cemntitious products shall include the following: Allura, LP Smartside, GAF Weatherside, James Hardie, Nichiha, and Certain Teed. Each of these products have offer lap siding, panel siding, plank siding, shingle/shak siding, trim boards, and soft boards.

- 55+ Single Family: Home facades shall be constructed of 100% Masonry. Masonry shall include Fiber Cement Siding, Brick, Stone, or Concrete product. Stucco and exterior insulation and finish systems (EIFS) are not considered masonry. This design standard will allow for farmhouse style homes with a broader color palette in addition to more traditional masonry style homes.

COMMERCIAL

While the exact uses for the commercial properties are unknown at this time, the allowable uses for this development are listed below. The list of allowable uses is based on the allowable uses listed under (C-2) Highway Service District and (C-3) Neighborhood Service Business District in the current zoning ordinance. Therefore, additional standards for those anticipated uses have been outlined below. The proposed sites will provide for adequate parking (including shared parking), vehicular and pedestrian circulation, solid waste management, stormwater management and landscaping.

Uses Permitted:

- Convenience retail sales and services
- Consumer Repair Services
- Financial, insurance, real estate and consulting services
- Food and beverage services
- Food Service (take out and drive-thru)
- Animal Care & Veterinarian (provided no outside housing of animals)
- General business services
- General personal services
- General retail trade
- Medical Services
- Professional Services (not otherwise listed)
- Religious facilities
- Daycare
- Grocery Stores
- Gasoline Station (including beer and tobacco sales)
- Beauty Parlor
- Barbershops
- Hardware Store
- Drug Store & Pharmacy
- Liquor Store
- Hotel
- Professional Office

Uses Prohibited:

- Bus transit station
- Bus or truck vehicle repair, meaintenance or storage facility
- Building materials and farm equipment sales
- Concrete or asphalt plant
- Rock quarry
- Residential homes leased on a short-term basis of less than 30 days, such as VRBO and Air B&B, but hotels and motels are expressly permitted
- Automobile sales, rental (other than as part of a hote's services) and delivery, aircraft dealers, boat dealers, recretaional and utility trailer dealers
- Wholesale sales
- Plant and forest nurseries
- Mortuaries, crematoriums and funeral homes
- Self-Storage, Mini Storage and Mini-Warehousing
- Outside kennels/Stables
- Manufacturing, Industrial and Warehousing
- Sporting and recreational vehcile campgrounds and tracks
- Automotive Repairs & Service
- Cellular Towers over 25' tall
- Automotive wrecking & recycling
- Junk or salvage yards
- Vehicle Storage Areas
- Truck Terminals
- Automotive, marine craft, aircraft and accessories
- Self-Service Laundries
- Marijuana Dispenscary and/or Marijuana Paraphernalia
- Beer & Tobacco Store (but specifically excluding convenience retail sales, grocery, and services)
- Vape/CBD Tattoo or Check Cashing Store
- Hookah Lounge *
- Extended Stay Hotel **

Commercial Development Standards:

- Building heights shall not exceed 4 stories in height.
- All parking shall be located at least 10-feet from the public R.O.W. along Waldron and Blair Road.
- All parking areas to be screened from public rights-of-way by landscaping or in combination with berms.
- A mix of Type 1 & Type 2 Transitional Screening applications shall be provided at the perimeter edges of the proposed development and as identified/labeled.
- Drive-thru windows shall be permitted for uses such as restaurants, financial institutions, dry cleaners, etc.
- Commercial buildings shall have a well-defined architectural base by use of different materials, colors or change in pattern or a combination of these techniques.
- Building elevations will have articulation or multiple building planes to promote quality architecture, and main entrances that are well defined and easily recognizable.
- Buildings shall have a minimum of 3' of foundation planting, except where access for drive-through windows are needed.
- The commercial lots shall have a pedestrian network that connects to Waldron Road and Blair Road. There will also be pedestrian connections between the residential portion of the development from the commercial property.
- Monument signage shall be placed no closer than 5-ft to the R.O.W. along Waldron and Blair Roads.
- Monument signage shall have materials consistent with the building architecture and be accented with landscaping. Signage lighting will be exterior or push-thru style illumination. Signage shall comply with applicable zoning ordinance at the time of request.
- Building signage shall follow standards outlined in the City of La Vergne sign ordinance.
- All mechanical equipment located on the ground (i.e. hvac and transformers) to be screened with landscape or fencing. If mechanical equipment is located on the roof, then they shall be screened from view.
- Any solid waste enclosures shall be constructed of materials consistent with building architecture, be at least 8-feet tall, with opaque gates, and shall be screened with landscaping. Solid waste collection service shall be provided by a private hauler.
- All on-site utilities will be underground.
- On-site lighting will comply with the LZ-2 standards outlined in the Model Lighting Ordinance by the International Dark-Sky Association to prevent light pollution and provide safety for patrons and employees.
- Parking will comply with the City of La Vergne Zoning Ordinance for the allowable uses outlined to the right. Shared parking shall be implemented as needed/requested.
- All parking will have curbing.
- Commercial lots will not be a part of the residential H.O.A.
- Commercial lots that utilize communal facilities shall be part of an owner's organization responsible for the care and upkeep of shared drainage, parking, etc.
- Fencing shall be constructed of durable materials. Wooded and chain-link fences are prohibited.
- Commercial will be 35% Brick/stone and 65% Fiber Cement Board with natural wood accents.

* Hookah Lounge shall be further defined as any establishment, business, or premises, whether operated for profit or not, where customers, patrons, members, or other persons are permitted or allowed to smoke, inhale, vaporize, or otherwise consume tobacco, shisha, herbal substances, synthetic substances, or any similar product or material through a hookah, waterpipe, or any similar device, whether provided by the establishment or brought in by the patron. The term "hookah lounge" includes, but is not limited to, establishments where such activity occurs as the primary or ancillary use, regardless of whether food, beverages, or entertainment are also offered. For purposes of this definition, it shall be irrelevant whether the products consumed contain nicotine or other controlled substances, and whether the devices used are personal or communal.

** Extended Stay Hotels shall be further defined as any building, group of buildings, or portion thereof, designed, used, maintained, advertised, or offered for occupancy by guests or tenants for temporary lodging or residence, where individual units are equipped with kitchen facilities, kitchenettes, or any type of cooking appliance or equipment, and where accommodations are rented, offered, or intended to be rented for periods of more than seven (7) consecutive days, or where the business model, pricing structure, or operational policies are designed to encourage or accommodate occupancy for more than seven (7) consecutive days. This definition applies regardless of the actual duration of any individual guest's stay, and includes any facility that offers weekly rates, discounts for extended stays, or marketing directed toward business travelers, temporary workers, relocating residents, or others seeking accommodations for more than seven (7) days. The presence of housekeeping, concierge, hotel licensing, or transient occupancy tax status does not exempt a facility from classification as an extended stay hotel.

EPco

DEVELOPMENT STANDARDS

FLEX

GENERAL NOTES:
1. PROPERTY LINES, ENVIRONMENTAL CONSTRAINTS, EASEMENTS AND EXISTING CONDITIONS SHOWN ARE FROM A CAD FILE PROVIDED BY THE OWNER.
2. SWM SIZING SHOWN IS APPROXIMATE.
3. PER THE OWNER, WALDRON ROAD WILL BE WIDENED TO A FOUR-LANE ROAD.
4. RETAINING WALLS MAY BE NECESSARY TO PROVIDE ADEQUATE STORMWATER VOLUME. TO BE STUDIED FURTHER.

TOTAL SQUARE FOOTAGE/SIZE:
UP TO 125,000 SQUARE FEET OF GROSS LEASABLE FLOOR AREA. BUILDING SIZES WILL NOT EXCEED 60,000 SQUARE FEET OF GROSS LEASABLE FLOOR AREA PER BUILDING.

USES:
PERMITTED USES IN FLEX BUILDINGS A-C ARE DEFINED PER THE SUPPLEMENTAL DOCUMENT TITLED "COMMERCIAL PARCEL 'C' USES AND DEFINITIONS" AND ATTACHED WITH THIS PRD.

PARKING:
2 PARKING SPACES PER 1000 SQUARE FEET OF GROSS LEASABLE FLOOR AREA FOR FLEX BUILDINGS A-C. PARKING SHALL NOT BE ASSESSED AT TENANT PERMIT.

MULTI-USE FLEX SERVICE COURTS:
SERVICE COURTS A AND B MAY VARY IN USE. USES MAY INCLUDE DRIVE-IN AND DOCK-HIGH LOADING OVERFLOW PARKING, AND OUTDOOR PLAY/RECREATION SPACE. FLEX TENANTS' BUILDOUT CONFIGURATIONS AND SUBSEQUENT SERVICE COURT NEEDS CHANGE OVER TIME AND ARE POLICED BY THE APPLICANT'S PROPERTY MANAGERS AND ITS COMMERCIAL LEASE PROVISIONS. MULTI-USE FLEX SERVICE COURTS SERVING FLEX BUILDINGS A-C ARE PAVED AREAS DESIGNED TO ACCOMMODATE TENANTS' NEEDS SUCH AS LOADING AND UNLOADING, DUMPSTER LOCATING, AND OVERFLOW PARKING. THEREFORE, ISLANDS, PLANTINGS, AND OTHER LANDSCAPING FEATURES IN THESE AREAS ARE IMPRACTICAL. THE MULTI-USE FLEX SERVICE COURTS SHALL BE LOCATED GENERALLY AS SHOWN ON THIS DEVELOPMENT PLAN AND SHALL BE SCREENED FROM ADJACENT RESIDENTIAL PROPERTY AND PUBLIC RIGHTS-OF-WAY BY BUILDINGS, SCREEN WALLS, AND/OR PERIMETER LANDSCAPING.

NOTWITHSTANDING ANY CONTRARY PROVISION OF THE DEVELOPMENT STANDARDS OF THIS DEVELOPMENT PLAN OR OF THE LANDSCAPING REQUIREMENTS OF THE ZONING ORDINANCE, NO INTERIOR LANDSCAPE ISLANDS, PLANTINGS, OR OTHER INTERIOR LANDSCAPING FEATURES SHALL BE REQUIRED WITHIN THE SERVICE COURT AREAS. IN LIEU OF LANDSCAPING PAVED SERVICE COURT AREAS, THE APPLICANT SHALL PROVIDE THE FOLLOWING VISUAL IMPROVEMENTS AT THE ENTRANCES OF ITS SERVICE COURT AREAS:
A) A MINIMUM SEVEN-FOOT (7') AND MAXIMUM ELEVEN-FOOT (11') TALL BRICK SCREEN WALL AT THE SERVICE COURT ENTRANCES, AND
B) LANDSCAPING AT THE SERVICE COURT ENTRANCES

NOTWITHSTANDING THE SOLID WASTE ENCLOSURE STANDARDS OF THE DEVELOPMENT STANDARDS OF THIS DEVELOPMENT PLAN, NO TRASH ENCLOSURES SHALL BE REQUIRED FOR SOLID WASTE COLLECTION OR GREASE TRAP FACILITIES FOR THE MULTI-USE FLEX SPACE BUILDINGS A-C, PROVIDED SOLID WASTE COLLECTION AND GREASE TRAP FACILITIES ARE LOCATED WITHIN SERVICE COURTS. MULTI-USE FLEX TENANTS SHALL BE RESPONSIBLE FOR PROVIDING THEIR OWN TRASH REMOVAL SERVICES, BY PRIVATE HAULER, AS PROVIDED FOR IN THE APPLICANT'S STANDARD COMMERCIAL LEASE PROVISIONS.

ARCHITECTURAL CHARACTERISTICS - TOWNHOMES AND MULTIFAMILY

ROOFING MATERIALS

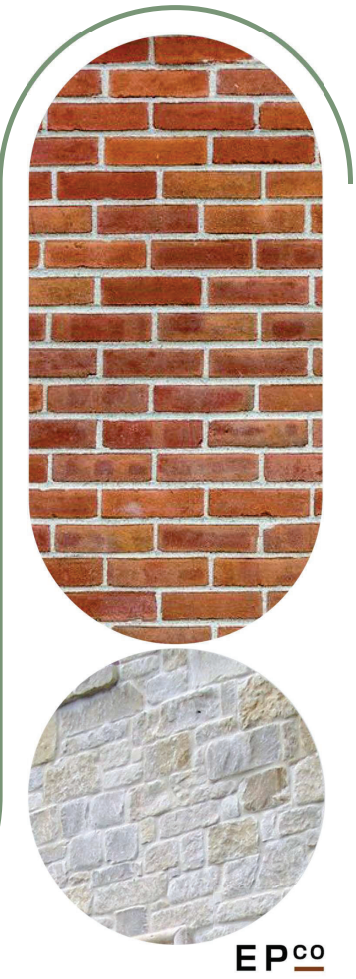
PERMITTED	DIMENSIONAL ASPHALT SHINGLES LAMINATED SHINGLES COPPER FINISHES STANDING SEAM METAL ROOFS
NOT PERMITTED	ROLLED ASPHALT ASBESTOS CEMENT SHINGLES BRIGHTLY COLORED METAL ROOFING

EXTERIOR SIDING MATERIALS

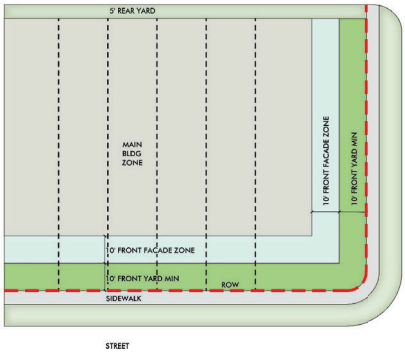
PERMITTED	BRICK STONE STUCCO NATURAL WOOD ACCENTS CEMENTITIOUS PANELS + LAP/PLANK SIDING
NOT PERMITTED	ALL PLASTICS/VINYL SIDING PLYWOOD CONCRETE BLOCK

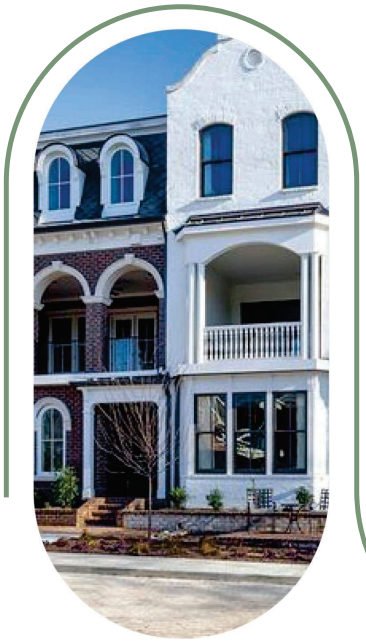
EXTERIOR COLORS

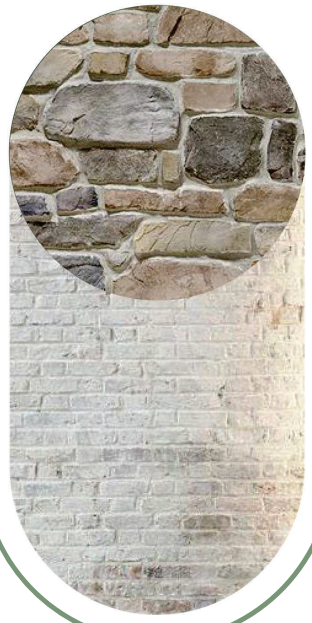
PERMITTED	MUTED NATURAL EARTH TONES
NOT PERMITTED	BRIGHT PRIMARY COLORS



TOWNHOMES







Width: Ranges from 16-20 feet
Depth: Range from 70 - 120 feet
Front Yard Setback: 10 feet
Front Facade Zone: 10 feet
Side Street Setback (Corner Lots): 10 feet.
Side Street Facade Zone (Corner Lots): 10 feet
Side Yard Setback: Townhomes must be at least 10 feet apart.
Rear Loaded Garages: May be placed at either 5 feet or 22 feet from the edge of the alley, and within the side facade zones.
Porches, Bay Windows, and Stoops: May extend into the Front Yard Setback, but no closer than 5 feet to sidewalk
Front loading townhomes shall provide either surface parking spaces along the front facade with a sidewalk and a minimum 5 foot landscape to front facade, or front loading garages set back 5 feet from the main entrance and provide a minimum 22' driveway parking space from back of sidewalk to face of garage.
Townhomes shall be its own land record as fee simple or horizontal property regime.

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ARCHITECTURAL CHARACTERISTICS - SINGLE FAMILY DETACHED HOMES

ROOFING MATERIALS

PERMITTED	DIMENSIONAL ASPHALT SHINGLES LAMINATED SHINGLES COPPER FINISHES STANDING SEAM METAL ROOFS
NOT PERMITTED	ROLLED ASPHALT ASBESTOS CEMENT SHINGLES BRIGHTLY COLORED METAL ROOFING

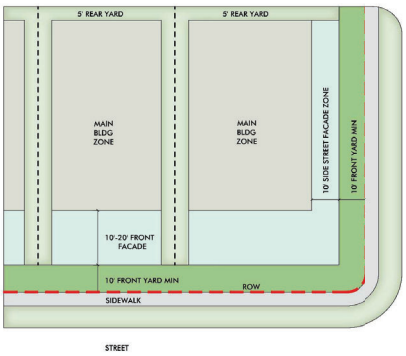
EXTERIOR SIDING MATERIALS

PERMITTED	BRICK STONE STUCCO NATURAL WOOD ACCENTS CEMENTITIOUS PANELS + LAP/PLANK SIDING
NOT PERMITTED	ALL PLASTICS/VINYL SIDING PLYWOOD CONCRETE BLOCK

EXTERIOR COLORS

PERMITTED	MUTED NATURAL EARTH TONES
NOT PERMITTED	BRIGHT PRIMARY COLORS

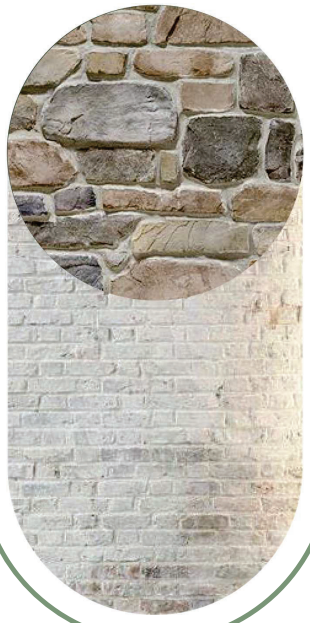
SINGLE FAMILY

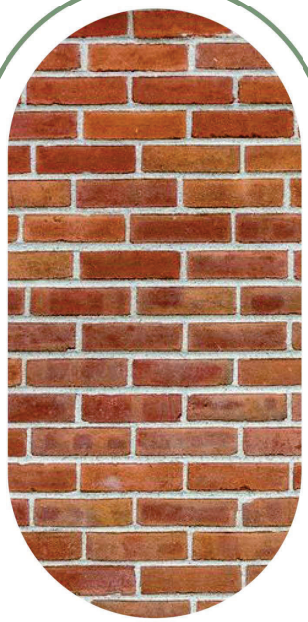


Width: Ranges from 50 - 75 feet
Depth: Range from 110 - 130 feet
Front Yard Setback: 10 feet
Front Facade Zone: Generally, 10 - 20 feet deep.
Side Street Setback (Corner Lots): 10 feet.
Side Street Facade Zone (Corner Lots): 10 feet.
Side Yard Setback: Minimum setbacks for all structures are 5 feet. Houses must be at least 10 feet apart
Garages: Lots with driveway access from the street shall have garages placed min. 3 feet behind the front facade of the Main Body of the house.

Porches, Bay Windows, and Stoops: May extend into the Front Yard Setback, but no closer than 5' to sidewalk.









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ARCHITECTURAL CHARACTERISTICS - COMMERCIAL

ARCHITECTURAL CHARACTER STANDARDS:

- Elevated Architectural Detail
- Cohesive Design Aesthetic for All Buildings
- Similar Themes between adjacent Structures
- Rooffines and Cornices to vary to create interest
- Mechanical Screening from Pedestrian View
- Color Scheme to be consistent within General Design
- One and Two-Level Structures to be comparable in heights with roof lines and features
- Glazing at the main retail spaces on the main level is beneficial for pedestrian interest
- Building and Dumpster enclosure elevations sown with materials notes and colored to accurately represent built appearance
- Prototype designs, indicate how they have been adapted to La Vergne setting and guidelines
- Location of building service areas noted, with screening provided
- Location of exterior mechanical equipment noted, plans for screening

BUILDING HEIGHT AND SETBACKS:

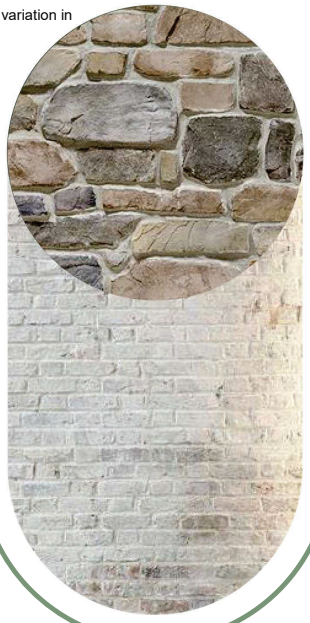
- All architectural building design shall follow the La Vergne City Zoning and Design Ordinance
- Roof cornices shall create shadow lines
- Clock tower and Roof features such as Gables and Tower Features shall be provided at main corner elements
- Symmetrical building heights and roof features may be required at gateway elements between buildings
- One story and two story shall be designed not to create drastic building height changes
- Setbacks with entrances and differentiating setbacks within buildings is encouraged for shadowing etc.
- Mechanical roof screening with parapets, roof structures or placed where not visible from grade
- No long Roof line designs will be appropriate without variation in parapets and cornices

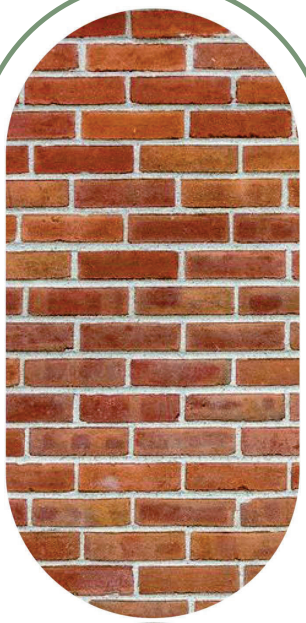
MASSING, PROPORTION AND SCALE:

- Create appropriate massing and scale per adjacent structures and context
- Awnings, canopies and Main level retail window openings
- Vertical masonry columns between glazing
- Common design elements with masonry
- Utilize nominal masonry and not utility sized brick
- Main level window height to be 10'-0" with clear glazing
- Building entries to be visible and defined
- Facades shall not be ffat and shall have stepping and breaks

BUILDING COMPOSITION AND PATTERNING:

- Repetition is good for patterning
- Mix of masonry and metal panels and sim. limestone
- Create pedestrian visual connections between structures
- Symmetry should be used in mirrored building structures for “gateway" effect
- Roof line should be designed to vary and provide rhythm
- No large wall areas without varying depths and breaks in elevation
- Windows, Columns and vertical elements to break up facades
- Lighting sconces and other lighting features to be used
- Base, Body and Cap for architectural standards
- Main Level Retail windows areas to be 40% min.







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ARCHITECTURAL CHARACTERISTICS - COMMERCIAL

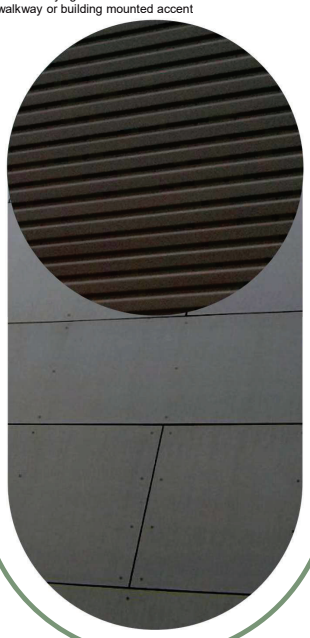
MATERIAL SELECTIONS AND STANDARDS AND PERCENTAGES:

All visible Sides of buildings shall be consistent for material use.
All materials to be durable and of high quality for longevity and maintenance purposes

PRIMARY MATERIALS – 70%:	Nominal Full brick or thin brick Natural or Simulated/Synthetic Stone Smooth Cast Stone
SECONDARY MATERIALS – 20%:	Exterior Insulation Finish System or EIFS (Cornices etc.) Authentic Stucco ACM Reynobond Smooth Metal Panels Composite or Cementuous Panels
ACCENT MATERIALS – 10%:	[NOTE: No More that 10% of Accent Material is Allowed] Architectural Metal Wall Panels Simulated Prefinished Wood Smooth-Faced Concrete Masonry Simulated stone (Lick and Stick) CMU or Split-Faced CMU Corrugated R-Panels (Prefab Structures)
DISCOURAGED MATERIAL USE:	Large areas of EIFS/Dryvit Simulated stone (Lick and Stick) CMU or Split-Faced CMU Corrugated R-Panels (Prefab Structures)

WINDOWS:	1" Insulated Aluminum Storefront Marvin Elevate or Equal Iron Lion Metal Frame or Equal False Windows and Spandrel Glass may be used as accent
ROOFING:	Standing Seam Metal Roofing Pre- Finished Metal Coping TPO for typical non-visible roofing
AWNINGS AND CANOPIES:	Standing Seam Metal Awnings Smooth ACM Metal for Canopies etc. Fabric Awnings
LIGHTING:	Consistent Pole Type Lighting, Black in Color Sconce Lighting, should have varying standards Uplighting recessed in walkway or building mounted accent







GENERAL PALETTE:

Retail/Mixed use, along center entry drive or "Avenues" architectural aesthetic may have a similar aesthetic to create a more cohesive well-organized shopping environment.
Commercial outparcels and other structures would follow the primary and secondary material options.
Prototype retail parcels would follow the primary and secondary material options but allow the prototypical design and their material concepts to remain.

- "Avenue" or retail/Mixed use section may be lighter stucco and brick with main level glazing
- Colors for accents may be placed for interest or signage
- Number of varying colors may be limited depending on tone changes
- Lighting and window type frames to be considered

HARDSCAPES:

- Masonry site landscape and seat walls, planter walls and landscape features to create pedestrian gathering spaces with benches and light poles along walkways.
- Pathways to be added from parking to retail spaces

ROOF AND PARAPET:

- Long facades should have vertical features and varying roof lines
- Cornice lines with masonry detail shadow lines
- Gable roof and Corner Tower Features with varying roof lines
- Parapets and cornices shall create detail and provide shadowing
- Metal Roofing features and coping detail shall be consistent
- Stepping facades in plan and roof line
- Varying heights
- Rear roof side parapets visible form grade shall have finished material all sides
- Roof pitch in all areas shall be the same pitch for consistency

SIGNAGE:

- All building signage shall follow the La Vergne City Zoning and Design Ordinance
- Signage should be contextual in height and scale with neighboring or adjacent structures
- Way finding signage will be designed to be throughout the development with a consistent aesthetic
- Neon Signage is not encouraged outside of "OPEN" type at retail storefronts

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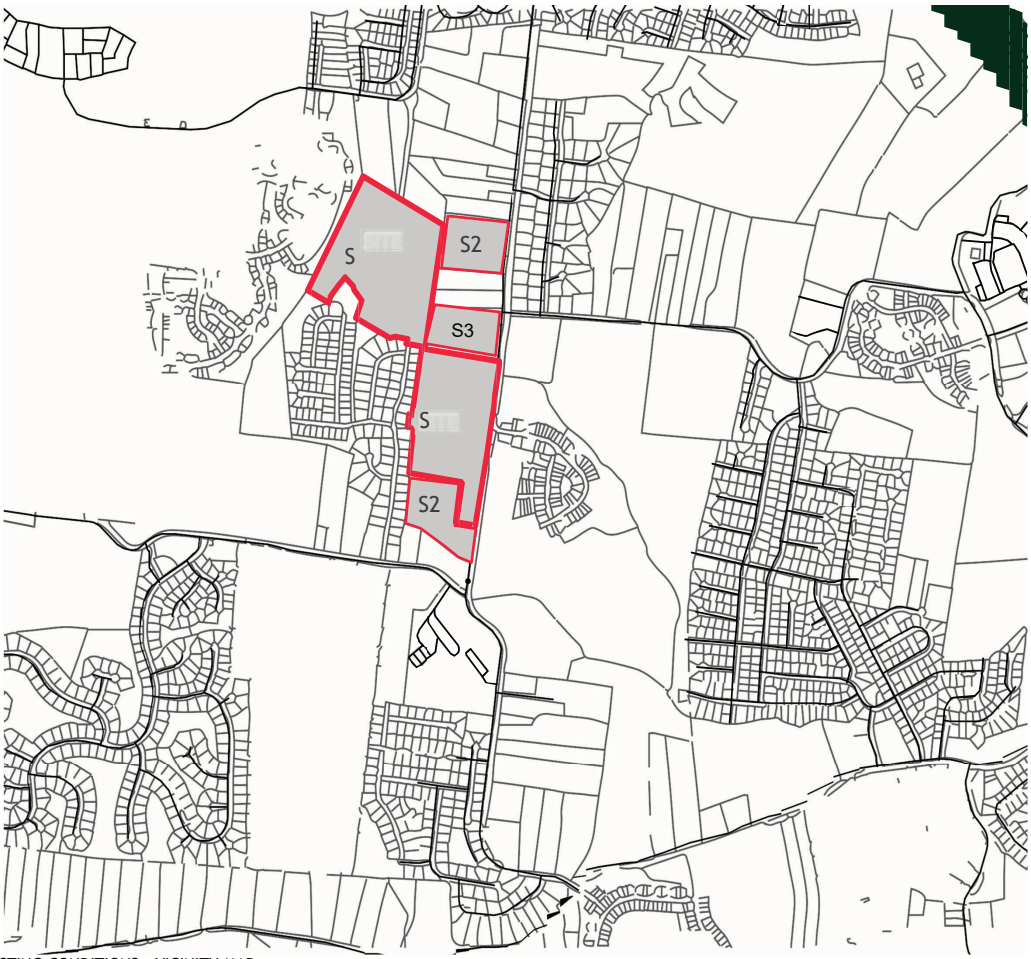

EXISTING CONDITIONS - VICINITY MAP

SUBDIVISION DEVELOPMENTS

Subdivision Name	TYPE	Existing 2024	Proposed Build-out	Exiting Plus Permitted
Cedar Ridge Apt	Apartment	150	150	150
Farmingdale	Single Family	267	267	267
Dove Creek	Single Family	133	133	133
Carother's Crossing (Metro)	Mixed Use	414	2300	414
Carother's Crossing (La Vergne)	Mixed Use	166	343	210
Brookside	Single Family	189	198	189
Summit View	Single Family	117	117	117
Woodland Hills	Single Family	366	451	366
Walnut Ridge	Single Family	68	68	68
The Ridge	Single Family	112	145	117
Arbor Ridge	Mixed Use	0	571	0
Portico Place	Single Family	71	163	87
Woodsong	Single Family	208	208	208
Vineyards	Single Family	353	353	353
McFarlin Point	Single Family	350	350	350
Pinnacle Point	Single Family	120	143	120
Woods at Martins Bend	Single Family	32	32	32
Gwynne Farms (Smyrna)	Mixed Use	135	540	135
Mission Hills	Mixed Use	0	599	0
Blair Ridge	Townhome	0	141	0
	Total:	3251	7272	3316

AREA DEMOGRAPHICS

Population Summary	
2010 Total Population	32,888
2020 Total Population	38,719
2023 Total Population	41,760
2028 Total Population	43,518
2023-2028 Annual Rate	1.32%
2023-2028 Total Growth	6.60%
2020 Group Quarters	61
2023 Group Quarters	61
2023 Total Daytime Population	37,307
Workers	17,469
Residents	19,838

Household Summary	
2010 Households	11,049
2010 Average Household Size	2.98
2020 Total Households	12,472
2020 Average Household Size	3.10
2023 Households	13,170
2023 Average Household Size	3.09
2028 Households	14,095
2028 Average Household Size	3.08
2023-2028 Annual Rate	1.37%
2010 Families	8,523
2010 Average Family Size	3.34
2023 Families	9,668
2023 Average Family Size	3.55
2028 Families	10,296
2028 Average Family Size	3.54
2023-2028 Annual Rate	1.27%

Housing Unit Summary	
2023 Housing Units	13,653
Owner Occupied Housing Units	68.8%
Renter Occupied Housing Units	27.6%
Vacant Housing Units	3.5%
2028 Housing Units	14,597
Owner Occupied Housing Units	71.0%
Renter Occupied Housing Units	25.6%
Vacant Housing Units	3.4%

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SUBDIVISION MAP

EXISTING SUBDIVISIONS

The South Waldron Mixed Use Site is centrally located amidst a diverse array of residential subdivisions, each contributing to the area's established character and appeal.

- East: Arbor Ridge PRD along Waldron Road offers a mix of residential types, commercial spaces, and trails. Further east, Ivy Pointe consists of two-story, single-family homes with garages and brick facades.
- North: Walnut Ridge Estates on Walnut Ridge Drive features single-family homes, primarily one and two stories, with vinyl and brick exteriors.
- West: The Ridge includes two-story single-family homes with garages and brick facades.
- Northwest: Carothers Crossing offers two-story homes with front and rear garages, featuring brick and stone exteriors.
- South: Pinnacle Point Subdivision, located behind Rock Springs Elementary, consists of two-story single-family homes.

This mix of established subdivisions enhances the South Waldron Mixed Use Site's potential for seamless integration of commercial and retail development as part of the local residential fabric, provides a well- rounded, community-oriented environment. With architectural consistency, and frequent use of brick and stone, combined with accessible amenities, positions the development as a complementary addition to the surrounding neighborhoods.

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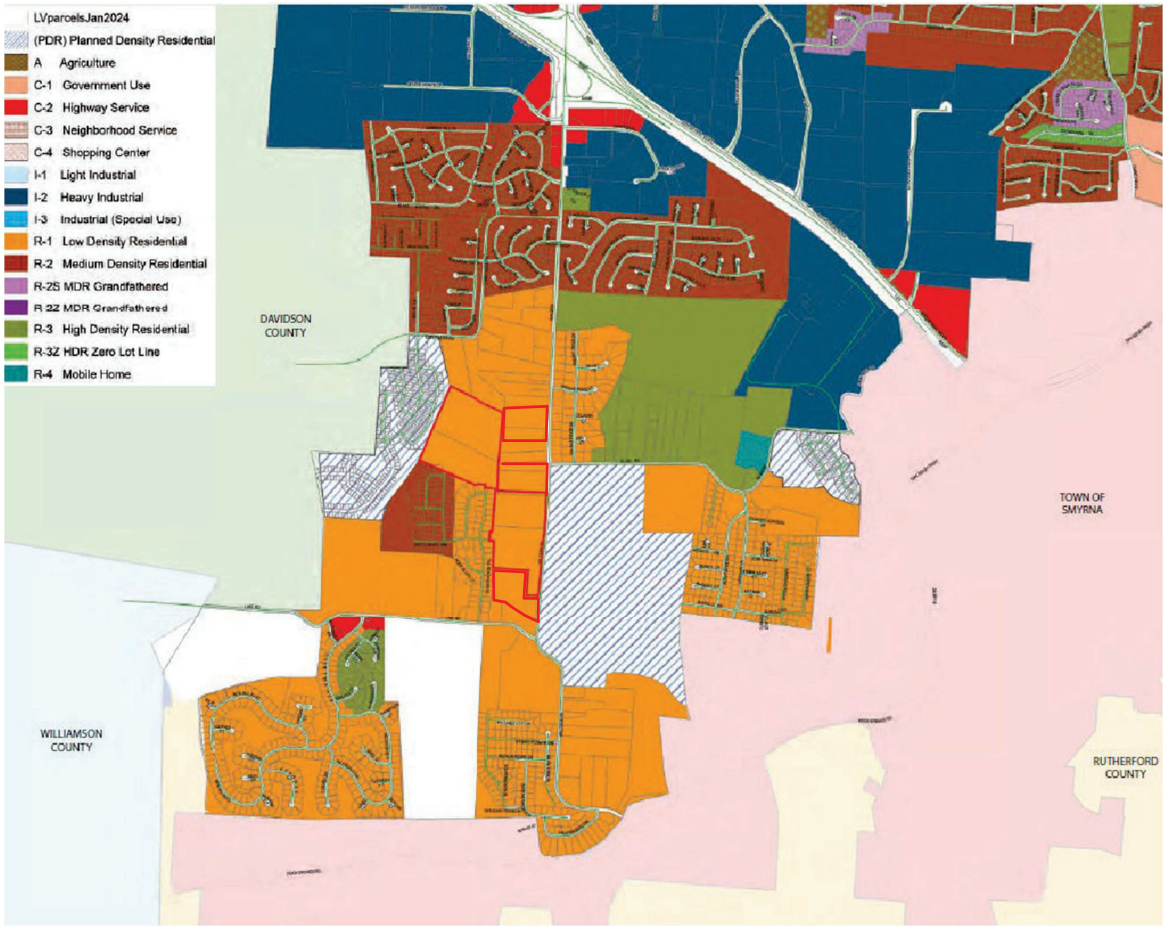


EXISTING ZONING MAP - CITY OF LA VERGNE

EXISTING ZONING

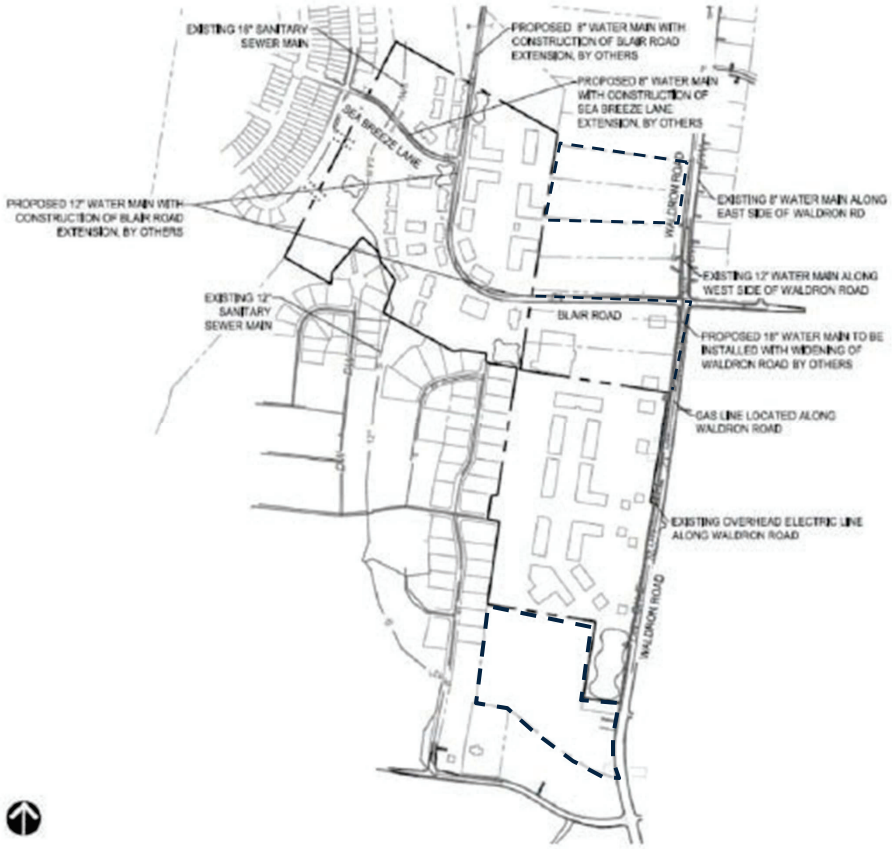
The South Waldron Mixed Use Site is located in a diverse zoning area within La Vergne, the site brings together residential and commercial opportunities to create a thriving community-oriented environment. The surrounding area is largely zoned Low Density Residential (R-1), preserving the peaceful and residential character of the neighborhood while offering a seamless integration for commercial development.

Proximity to Planned Development Residential (PRD) Areas:

- Carothers Crossing (Northwest of the site): This PRD-zoned area provides a unique community feel with a blend of housing types, creating a versatile neighborhood that fosters interaction and accessibility. The mixed residential styles within Carothers Crossing attract a dynamic community that would benefit from nearby commercial conveniences.

- Arbor Ridge (East, along Waldron Road): Another PRD-zoned area, Arbor Ridge combines diverse residential options with amenities like trails and open spaces, supporting an active, walkable environment. This development emphasizes community connectivity, making it a natural fit for businesses that value foot traffic and neighborhood engagement.

This mix of R-1 and PRD zoning around the South Waldron site offers a balanced array of land use options, promoting a harmonious blend of residential density and commercial accessibility. The integration of these zoning types encourages connectivity, providing residents with easy access to essential services, retail options, and amenities. The site's proximity to these mixed-use and residential areas makes it an ideal location for businesses aiming to serve a well-established and growing community, ultimately enhancing the neighborhood's appeal and functionality.

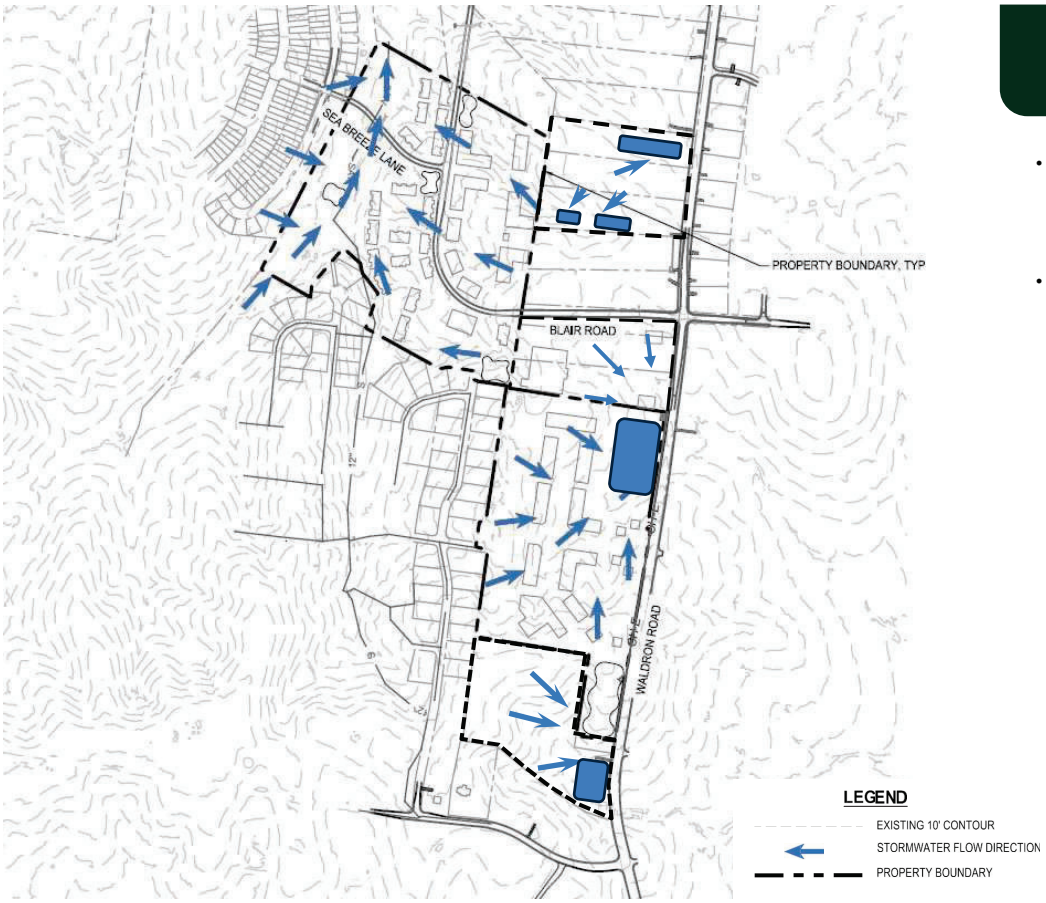


SITE UTILITIES

- Water Service will be provided by the City of La Vergne Public Utilities Department.
- As part of the Blair Road extension project, a 12" and 8" water main will be extended through the northern half of the property. As a part of the Waldron Road widening project, the existing 12" and 8" water mains will eventually be replaced by a single 18" water main.
- Sanitary sewer exists in the northern half of the project boundary along side Hurricane Creek, a 12" gravity main for a portion of the limits before upsizing to an 18" gravity sewer main. The southern half of the project is currently served by a lift station, gravity connections are currently being explored.
- Electric Service will be provided by Middle Tennessee Electric Membership Corporation, MTEMC. Service will be extended from Waldron Road into all areas of the site.

SITE UTILITY EXHIBIT

EPCO



HYDROLOGY AND TOPOGRAPHY

SITE TOPOGRAPHY

- The northern portion of the site drains east to west towards Hurricaine Creek, which runs south to north. The southern portion of the porject drains west to east and south to north.
- This property does not lie wtihin any floodplain areas and is fully within Zone "X" as shown on panel 47149C0105J, EFF. 5/9/2023.

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SITE TOPOGRAPHY

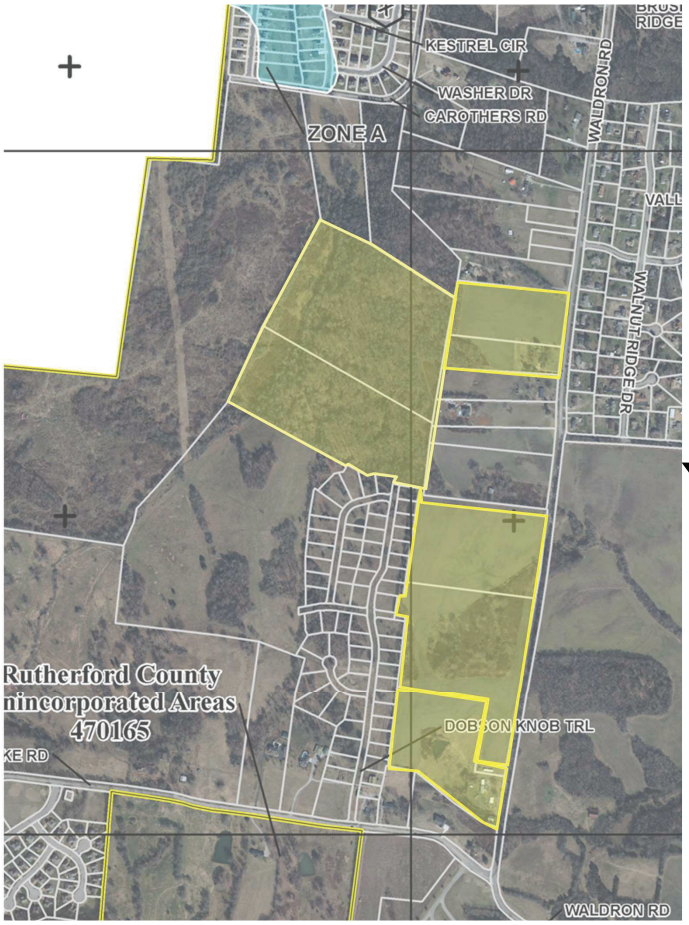
PER SECTION 3-101.2.4 OF THE SUBDIVISION REGULATIONS

SITE TOPOGRAPHY | 5 FOOT CONTOUR LINES

ATTACHED

ATTACHED

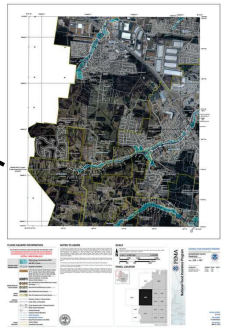
PER ORDINANCE SECTION 14-603(5)(C)(I) STORM DETENTION CALCULATIONS



100 YEAR FLOOD PLAIN CALCULATION

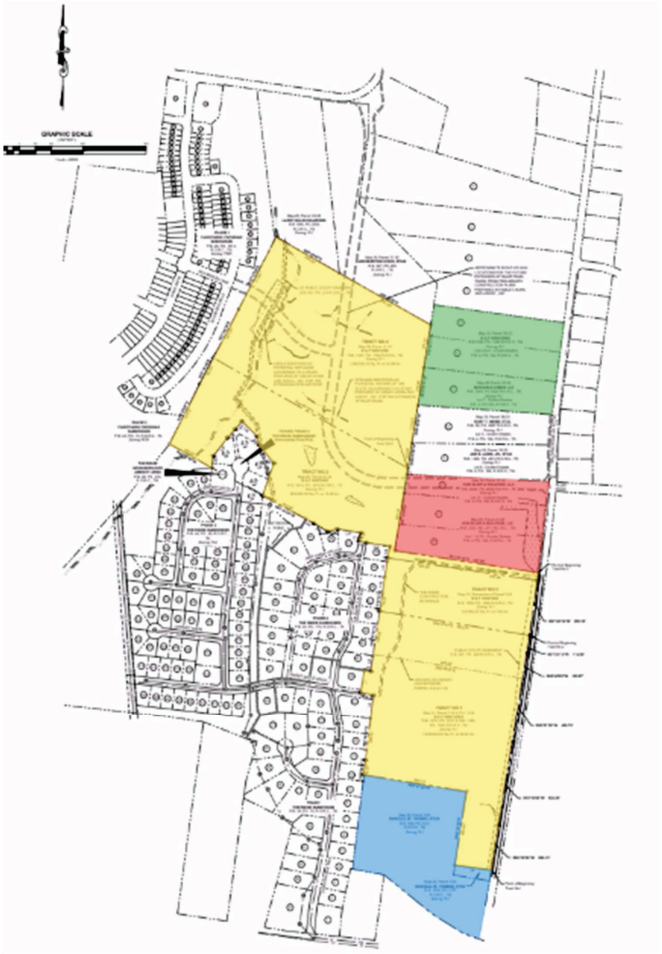
100 YEAR FLOOD PLAIN

The project site is included in the area which has yet to be mapped by FEMA. Prior to any site plan application, a HEC RAS Study shall be provided to establish the varying floodplain elevations across the site. All buildings shall be constructed per local and FEMA regulations. The floodplain area shown has been interpolated from the mapped areas immediately downstream along Hurricane Creek.



EPCO

Development Traffic Study
In Process



SITE SURVEY

SITE SURVEY

The South Waldron Mixed Use Site is meticulously planned to harmonize with its surrounding environment while providing a high-quality aesthetic that supports retail, commercial, and community engagement. The design incorporates key architectural elements to create a welcoming and cohesive space that aligns with nearby structures, enhancing the area's overall character and appeal.

Proposed Site Work Elements:

- Massing and Scale: The building forms will be thoughtfully scaled and massed to match the context of adjacent structures, ensuring compatibility with the surrounding neighborhood.
- Awnings, Canopies, and Retail Window Openings: Ground-level retail spaces will feature awnings and canopies to add depth to the façade while providing shelter for patrons. Large retail windows will foster visibility and a welcoming ambiance, inviting pedestrian engagement and street activity.
- Vertical Masonry Columns: Vertical masonry columns between window glazing provide a rhythm and solidity to the structure, enhancing its architectural integrity and visual appeal.
- Masonry Design Consistency: Common design elements will include high-quality masonry detailing, incorporating nominal-sized bricks (not utility-sized) to ensure refined, cohesive design. This masonry approach strengthens the building's presence while promoting durability and timeless appeal.
- Main Level Windows with Clear Glazing: Large 10-foot high clear-glazed windows on the main level will increase natural light, support visual connections to the interior, and create an open and transparent atmosphere for retail spaces.
- Defined Building Entries: The entrances will be highly visible and thoughtfully defined, creating an inviting and accessible entry experience for customers and visitors.
- Dynamic Facade Design: To avoid flat facades, the buildings will feature architectural stepping and breaks that add depth and interest, promoting a varied and visually engaging streetscape. This articulation creates a human scale and ensures that the development complements the surrounding area's architectural diversity.

These design and site work elements come together to create a visually appealing, functional, and community-oriented development that enhances the local architectural landscape while supporting businesses and community interaction.

Line Table		
Line #	Direction	Length
L1	S06° 58' 31"W	41.20'
L2	S06° 21' 17"W	118.97'
L3	S06° 00' 17"W	49.68'
L4	N82° 22' 01"W	231.77'
L5	N06° 41' 29"E	152.28'
L6	N70° 00' 41"W	90.86'
L7	N06° 39' 10"E	145.12'
L8	S61° 19' 11"E	40.40'
L9	N06° 37' 50"E	97.38'
L10	N06° 40' 09"E	100.00'

Line Table		
Line #	Direction	Length
L11	N06° 40' 47"E	100.02'
L12	N10° 34' 07"E	24.56'
L13	N10° 34' 07"E	75.12'
L14	N81° 21' 20"W	152.02'
L15	N70° 21' 10"W	50.00'
L16	N19° 38' 46"E	20.72'
L17	N81° 21' 20"W	152.82'
L18	S70° 52' 04"W	82.70'
L19	N60° 02' 51"W	103.94'
L20	N61° 32' 37"W	57.19'

Line Table		
Line #	Direction	Length
L21	N19° 12' 06"E	217.60'
L22	N26° 58' 20"W	148.60'
L23	N11° 21' 07"W	54.97'
L24	N40° 31' 30"W	137.19'
L25	S40° 12' 09"W	65.67'
L26	S40° 24' 30"W	72.92'
L27	S37° 43' 40"W	146.97'
L28	S06° 41' 10"W	74.82'

Curve Table				
Curve #	Radius	Length	Chord Direction	Chord Length
C1	250.00'	21.92'	N17° 08' 47"E	21.91'

REZONING DEVELOPMENT PLAN | REVISION 4 PACKET, JULY 27, 2026

PAGE: 36

Page 208 of 212

BUILDING TYPOLOGY

COMMERCIAL / MIXED USE DISTRICT























BUILDING TYPOLOGY

AMENITY AREAS VISION IMAGERY





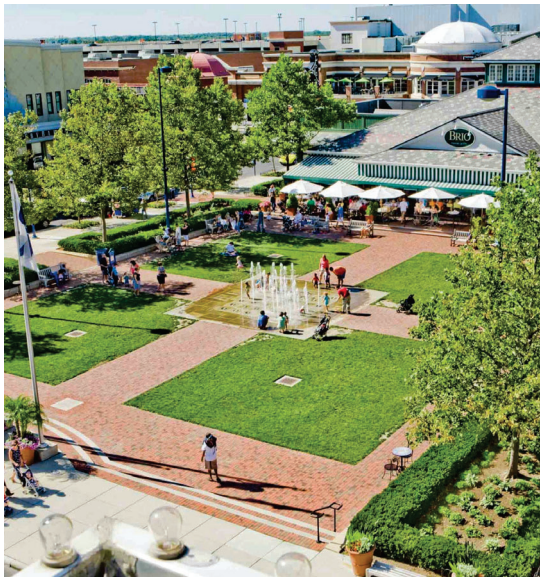














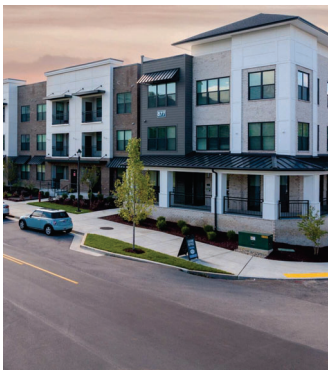


BUILDING TYPOLOGY

RESIDENTIAL VISION IMAGERY










BUILDING TYPOLOGY

MEDICAL, OFFICE, AND FIRE HALL VISION IMAGERY

















