

WORKSHOP AGENDA

Planning Commission

September 15, 2026 @ 5:30 PM

For the September 29, 2026 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: August 11, 2026 Workshop and August 25, 2026 Regular Meeting.
2. Public Comment Period.

OLD BUSINESS

3. 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.
4. 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 (Single Family 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.

NEW BUSINESS

5. Site Plan - Classical Rutherford Charter School in Existing 2-Story Building. Requested by SEC, Inc. Property located at 2 Ingram Boulevard (Tax Map 17, Parcel 20.02). LI (Innovation) Zoning District. Property owned by David B. Ingram.
6. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Wamble & Associates - 19.25 Acres. Property located at 431 & 471 Minerva Drive, 470 Sand Hill Road and 1680 George Thomas Drive (Tax Map 14Q, Group B, Parcels 3 & 3.01 and Tax Map 14, Parcels 46 & 46.03). 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.
7. Site Plan - 177 Old Nashville Highway - New Building of Approximately 4,900 Square Feet on 0.85 Acres. Requested by Wamble and Associates. Property located at 177 Old Nashville Highway (Tax Map 15M, Group A, Parcel 7). DD (Downtown) Zoning District. Property owned by Redour Nawkass.
8. Final Plat - Jackson Square Subdivision, Resubdivision of Tract 10A & 10B - Two Lots on 9.68 Acres. Requested by Wamble and Associates. Property located at 6001 Jackson Square Blvd. (Tax Map 15, Parcels 2.07 & 2.09). DD (Downtown) Zoning District. Property owned by The Industrial Development Board of the City of La Vergne, TN.
9. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Huddleston-Steele, Inc. - Approximately 2.17 Acres. Property located at 388 and 392 Old Nashville Highway (Tax Map 17E, Group B, Parcels 21 & 22). Current Zoning District: R-1 (Single Family Residential) Zoning District; Proposed Zoning District: NCD (Neighborhood Commercial) Zoning District. Property owned by Sheerin Mena and Gerges Gerges.
10. Recommendation to the Board of Mayor and Aldermen: Amend Chapter 4 of the La Vergne Zoning Ordinance Regarding Planning Area Districts.

11. Recommendation to the Board of Mayor and Aldermen: Amend Chapters 2, 4 and 5 of the La Vergne Zoning Ordinance Regarding Tobacco, Vape and Cannabinoid Retail Establishments.
12. Final Plat - Emrose Village - Nine Lots on Two Acres. Requested by SEC, Inc. Property located on Merritt Drive. (Tax Map 18P, Group A, Parcel 6). R-3 (Mixed Residential) Zoning District. Property owned by Kepley Properties, LLC.
13. Bonds/Letters of Credit Update.

ADJOURN