

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. Abdelnora.
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 Kopley Properties, LLC.
13. Bonds/Letters of Credit Update.

ADJOURN



Item #: 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.

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 129 dwelling units down from 147. 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 2 new intersections (down from 4) as one moves along Hollandale Road. One (1) of these new intersections will include a new street extending to the east and west of Hollandale Road. The southernmost will extend only to the east/southeast when it is completed.

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

Staff Comments / Technical Items:

Planning (Bo Logan - blogan@lavergn.net; and Jake Blair - jblair@lavergn.net)

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. The language should be changed to say that "All garage doors shall be carriage-style."**

Engineering (Gary Lide - glide@lavergneth.gov)

1. Provide the traffic study which has been discussed and is required due to a PDR functioning as the Concept Plan for the subdivision.

Utilities (Scott Tatalovich - statalovich@lavergneth.gov)

Water and Sewer Availability requested on 6/15/2026. Letters not yet written. Public water is available. Public sewer is not available. Developer advised that specific off-site improvements could make sewer available. Offsite improvements include dropping elevation of existing 12-inch sewer in Fergus Rd to allow 8-inch gravity sewer originating at Sandhill Rd which crosses Fergus Rd to connect to the 12-inch sewer and discharge capacity. This would make capacity on existing 8-inch sewer downstream and allow the development to flow into the existing 8-inch sewer in cul-de-sac of Frank Walkup. Additionally, the 135-degree turn in existing gravity sewer would have to be removed at Jones Mill Rd to allow sewer to properly flow.

Codes (Joe White - jwhite@lavergneth.gov)

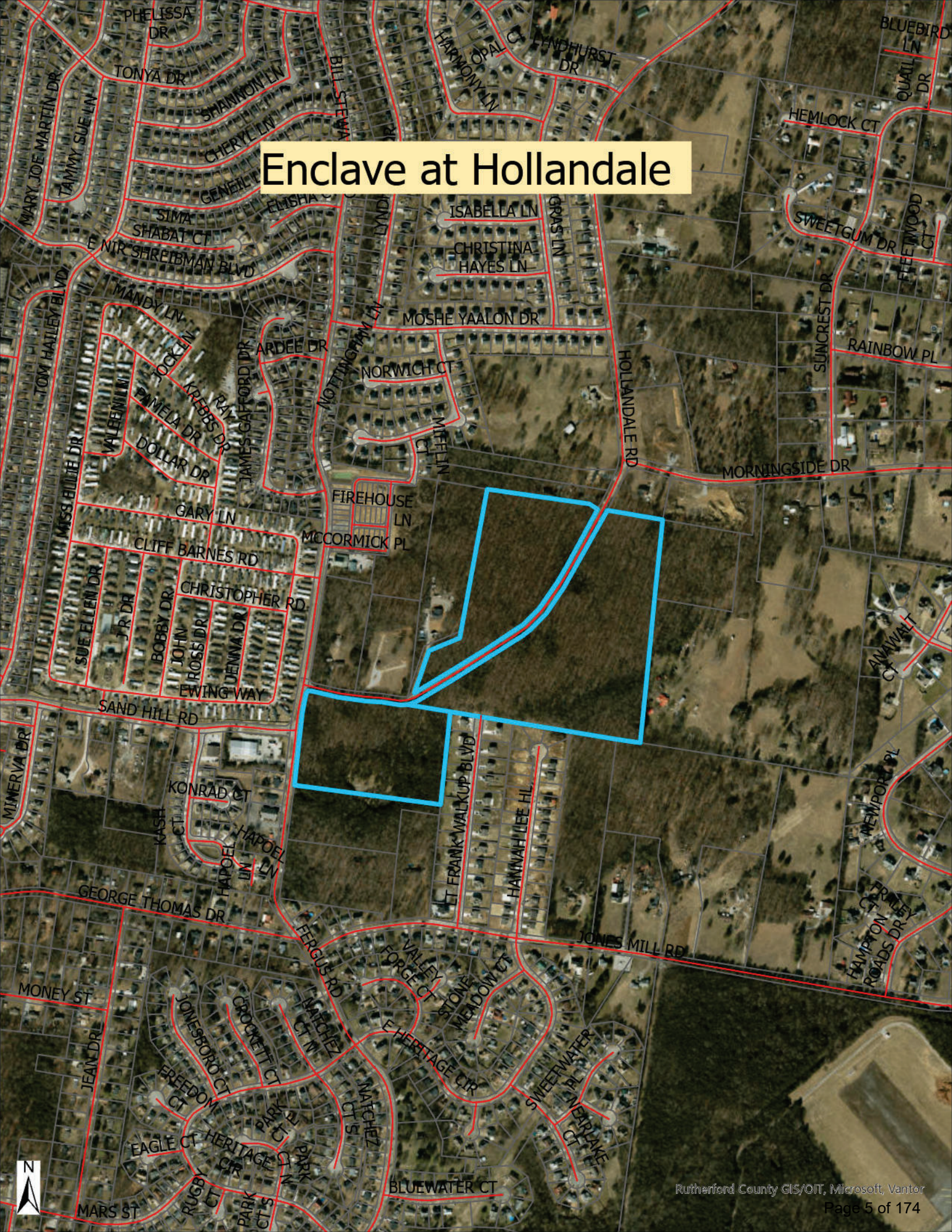
No comments.

Fire (Curtis Brinkley - cbrinkley@lavergneth.gov)

No comments.

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

Enclave at Hollandale



Enclave at Hollandale



Enclave at Hollandale

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

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 - Mobile Home
 - Neighborhood Commercial
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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 RIDGE PLANNED DENSITY RESIDENTIAL DISTRICT (PDR)

Initial Submittal: June 1, 2026

Revised Submittal: September 4, 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: [REDACTED]

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

[REDACTED]
607-201-4764

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PROJECT SYNOPSIS

The Enclave at Hollandale Ridge

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 Ridge. 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 Ridge. The development will consist of 129 new residential units, or a density of approximately 3.56 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 Ridge will have access to the existing public rights-of-way of Hollandale Road. The project is proposing egress and ingress to Hollandale Road. 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.

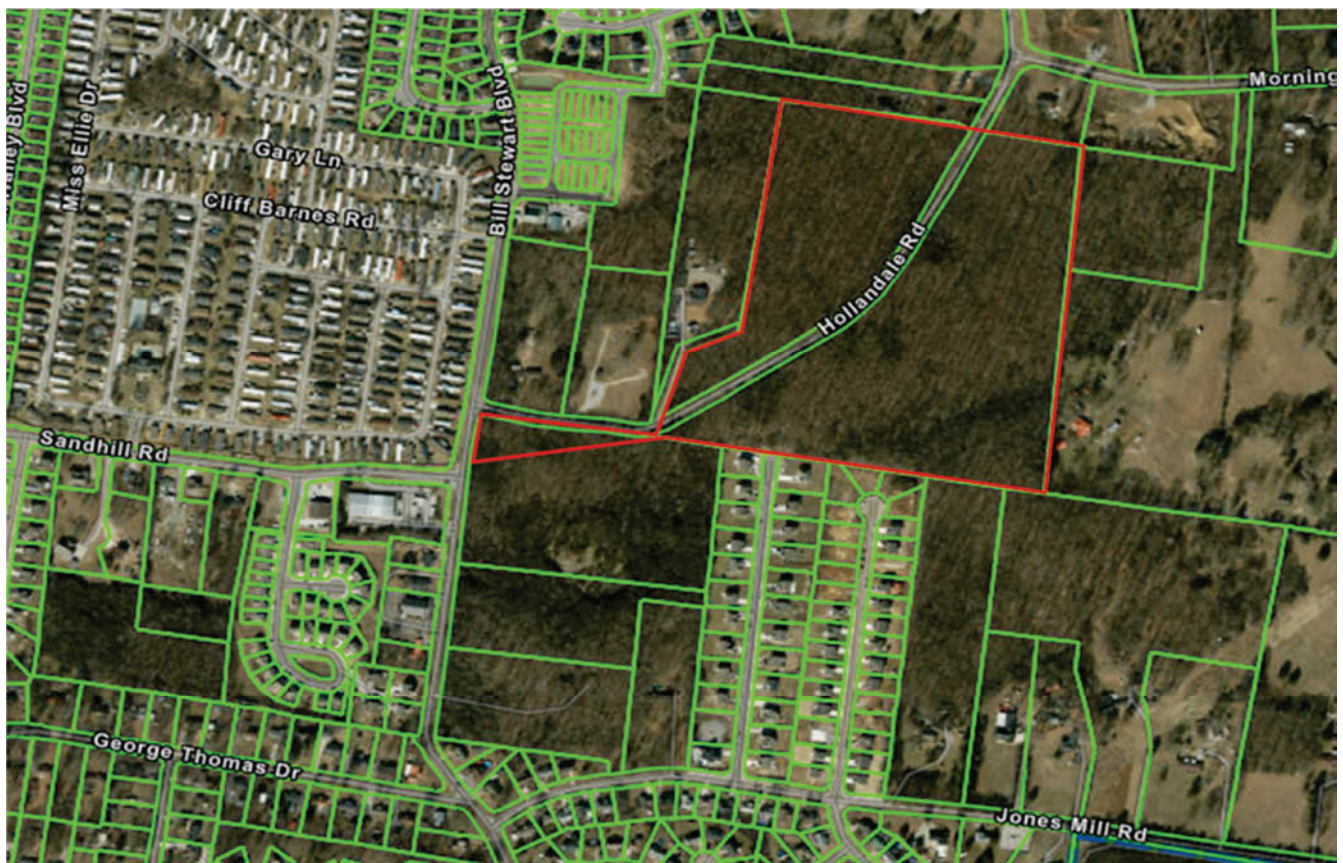
HOLLANDALE ROAD RE-ALIGNMENT

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 Ridge 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 Ridge there will be sufficient rooftops in the area to support commercial development on the properties currently zoned commercial. The properties abutting to the north and east are currently zoned R1 Single Family Residential Neighborhood Area.

LOCATION AND SURROUNDING LAND USES



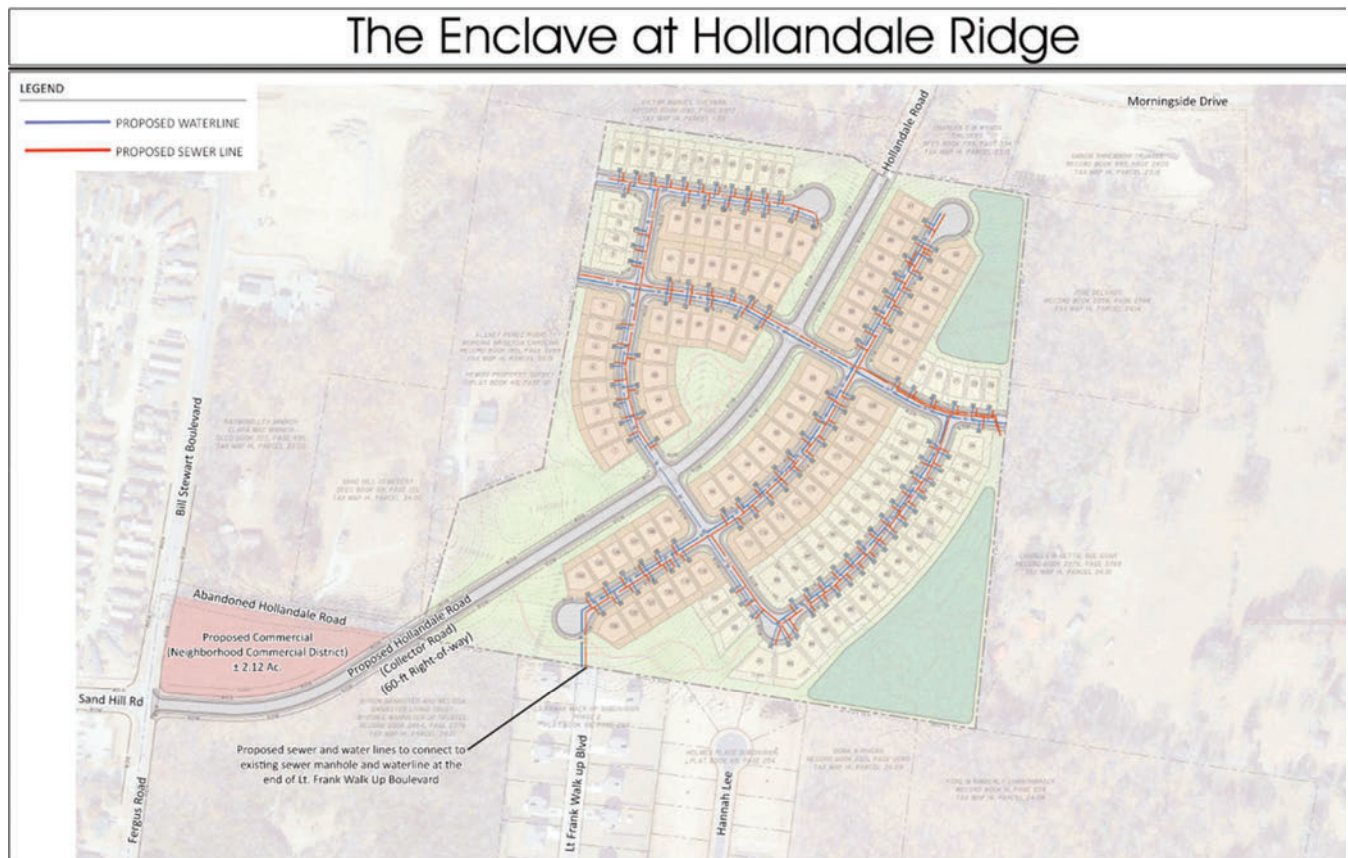
WATER, SEWER, DRAINAGE, ELECTRIC

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

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

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

HOLLANDALE RE-ALIGNMENT MAP



HYDROLOGY AND TOPOGRAPHY

The topographic map above shows the site's topographic high point of 590' along western side of The Enclave at Hollandale Ridge 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



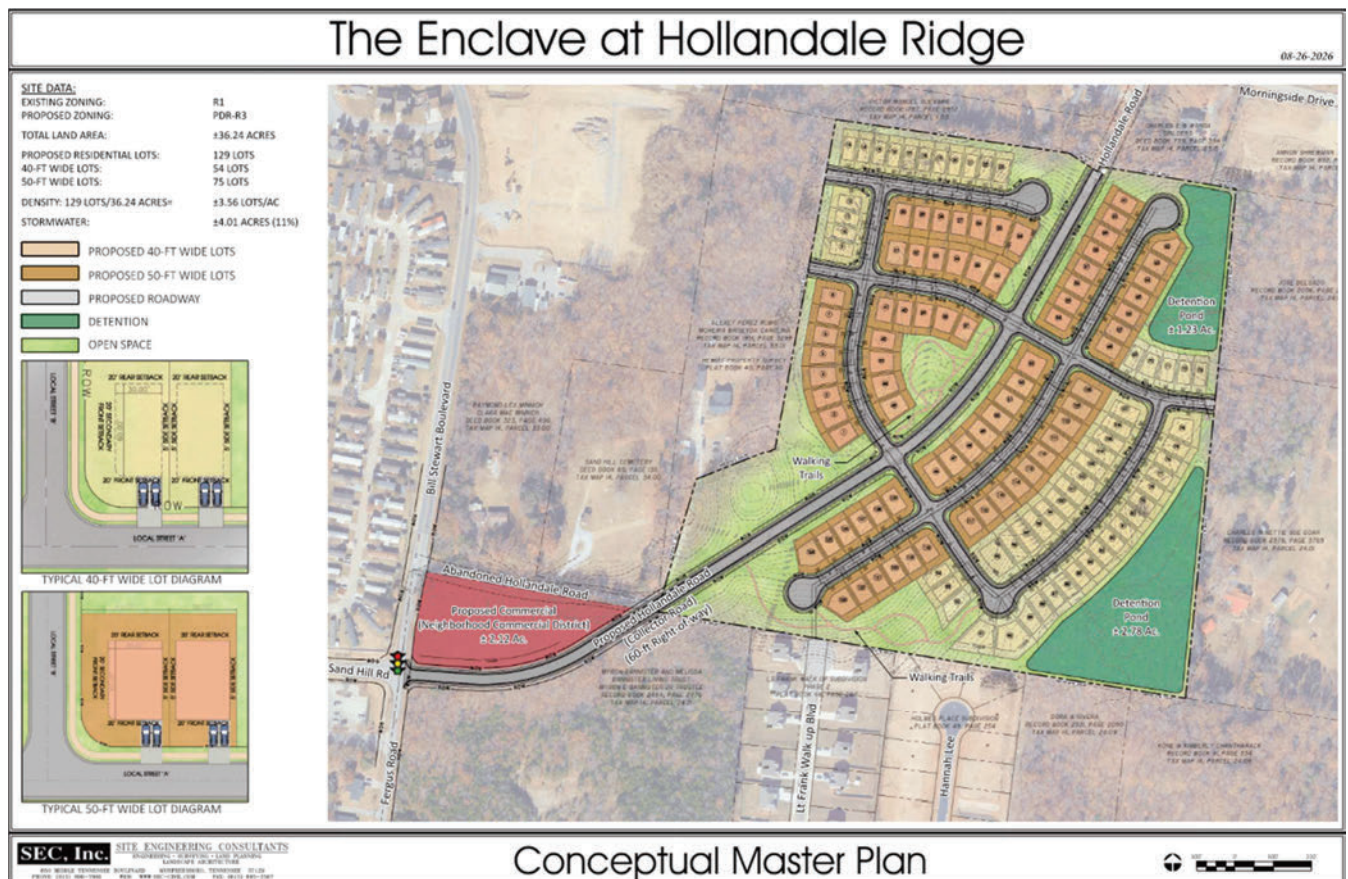
DEVELOPMENT STANDARDS

Residential Development Standards:

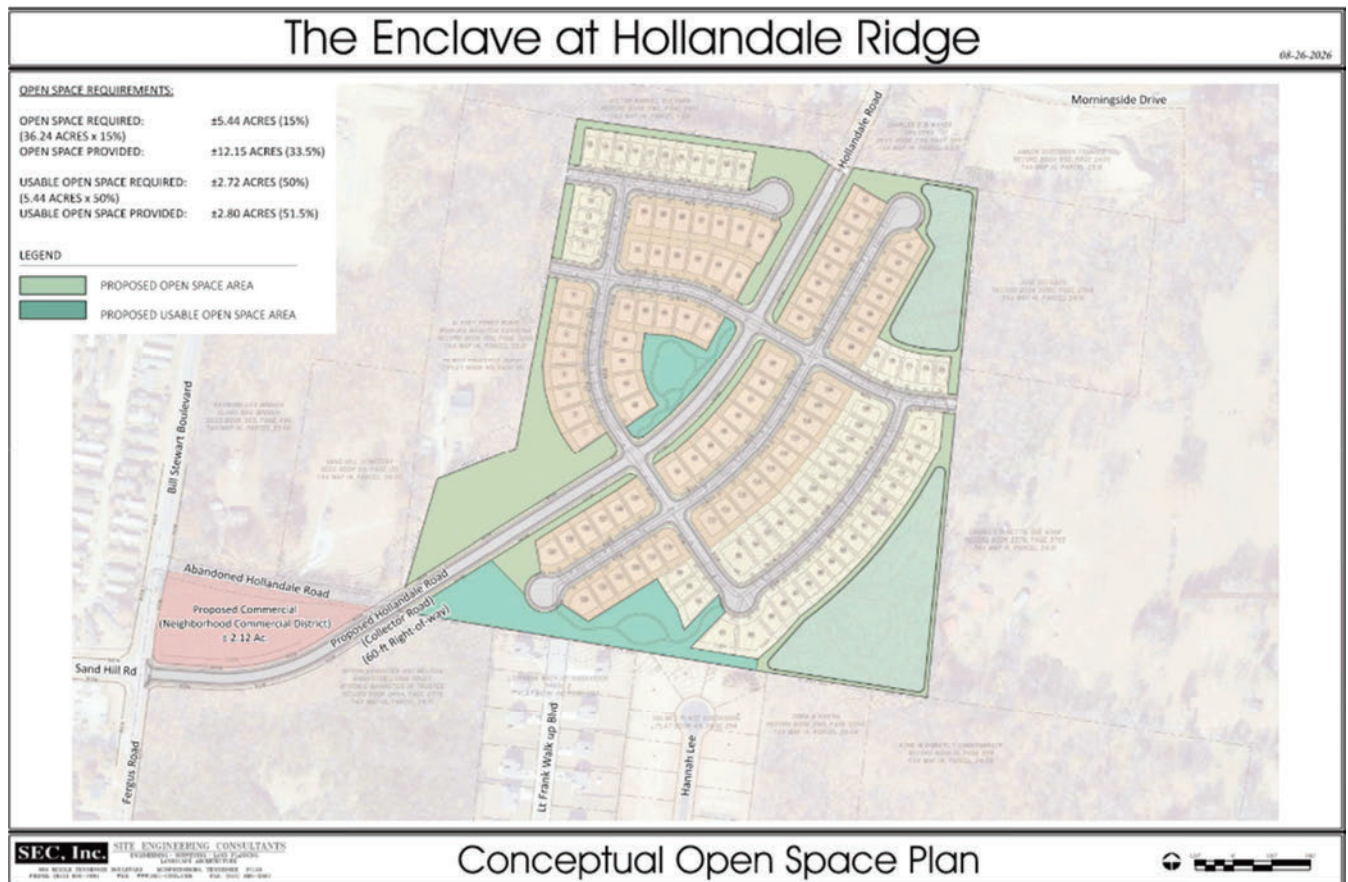
- A total of 129 new homes with at least 3 bedrooms per house. Each house shall be on its own lot of record and sold fee simple. All homes will be for sale and not built to rent.
- Builders shall install landscaping along foundations of all primary and secondary front yards along R.O.W.s of all buildings. Sod will be installed in all front yards facing a R.O.W. Seed/straw or Sod is permitted in side and rear yards.
- A minimum of 60% of the front house façade shall be brick or stone.
- All mechanical equipment (i.e. HAC 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



OPEN SPACE PLAN



COMMUNITY CONNECTIONS: Gathering Spaces and Recreation

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

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

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

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

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

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



ARCHITECTURAL CHARACTERISTICS - SINGLE FAMILY HOMES

Architectural Characteristics - Single Family Homes:

- 54 total 4,000 Sf. Minimum Lot Size (40' wide x 100' deep approx.)
- 75 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 (12.15 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 (2.8 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 34.12 +/- 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. Commercial Prohibited Uses. The following uses shall be prohibited on the Neighborhood Commercial parcel: vape shops, smoke shops, tobacco stores, CBD/Hemp retailers, gas stations and convenience stores, truck stops, car washes, auto repair shops, tire shops, auto body and paint shops, oil change facilities, car dealerships, vehicle rental businesses, bars and nightclubs, adult entertainment establishments, event venues with outdoor entertainment, businesses operating 24 hours, equipment rental yards, outdoor storage facilities, contractor yards, recycling centers, salvage or junk yards, heavy equipment sales or service, warehouses with truck loading operations, fuel storage facilities, propane sales, large-scale kennels or animal boarding, commercial laundries, manufacturing or fabrication businesses, and any establishment deriving more than 25% of gross revenue from

the sale of tobacco, nicotine, hemp-derived, or vapor products; and convenience stores, whether or not in conjunction with motor fuel sales.

4. All homes will be for sale and not built to rent.
5. 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).
6. 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.
7. Federal, State and Local Requirements. Developer is responsible for full compliance with all applicable federal, state, county and municipal laws, rules and regulations.
8. 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.
9. 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.

10. 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:

10.1. 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.

10.2. 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

10.3. 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.

11. 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.

12. 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.

13. 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.

14. Notice. Any notice to be given hereunder by any party to any other party shall be in writing and shall be delivered by personal delivery, including messenger service or overnight courier, or by registered or certified mail, postage prepaid, return receipt requested, and shall be deemed delivered upon receipt or refusal to accept delivery at the address specified below, but each party may change its address by written notice given to the other in accordance with this paragraph.

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

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

13. Choice of Law, Choice of Venue. This Agreement shall be interpreted in accordance with the laws of the state of Tennessee. In the event of litigation arising out of or relating to this Agreement, the exclusive forum for such litigation shall be in the Chancery or Circuit Court for Rutherford County, Tennessee or the United States District Court for the Middle District of Tennessee.
14. Non-Waiver. No course of dealing between the parties and no delay or omission of any party in exercising any right arising from another party's default shall impair such right or be construed to be a waiver of a default. No waiver of any provision of this Agreement shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any other default.
15. Signatures and Effective Date. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together constitute one and the same instrument. A signed copy of this Agreement shall be deemed an original for all purposes. This Agreement shall be effective on the last date it is signed and delivered by the parties as reflected beneath their signatures below ("Effective Date").

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

CM Land, LLC

By: _____

Printed Name: _____

Title: _____

Date: _____

CITY OF LA VERGNE

By: _____

Jason Cole, Mayor

Date: _____

ATTEST:

Joshua Miller, City Recorder

Date: _____



Item #: 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.

Reviewed By:

Bo Logan, City Planner
Gary Lide, 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 101.00 acres. The accompanying rezoning request would change portions of the 101.00 acres from R-1 to R-3 PDR, Planned Density Residential Zoning District (High Density Residential).

Other parts of the 101 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 938 units (Page 13)-(This has been updated from Page 16 since 16 was the page in the most recent submittal that included flex space).

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@laverghnetn.gov; and Jake Blair - jblair@laverghnetn.gov)

1. Explain "Adjacent Parcel D" on Page 3; Parcel = 11.23 acres
2. Is this parcel "D" part of Twinings or is this parcel part of Arbor Ridge? If not Twinning then 11.23 acres needs to be taken out of the 101 acres.

Engineering (Gary Lide - glide@lavergneth.gov)

1. (Throughout) Replace "Fire Station" with "Public Use" throughout the document.
2. (Page 30) 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.
3. (Page 31) 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.
4. (Page 33) Updated traffic study needs to be provided.

Utilities (Scott Tatalovich - statalovich@lavergneth.gov)

1. Submit updated water and sewer availability letter request for City review to Scott Tatalovich, statalovich@lavergneth.gov.

Codes (Joe White - jwhite@lavergneth.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergneth.gov)

No comments.

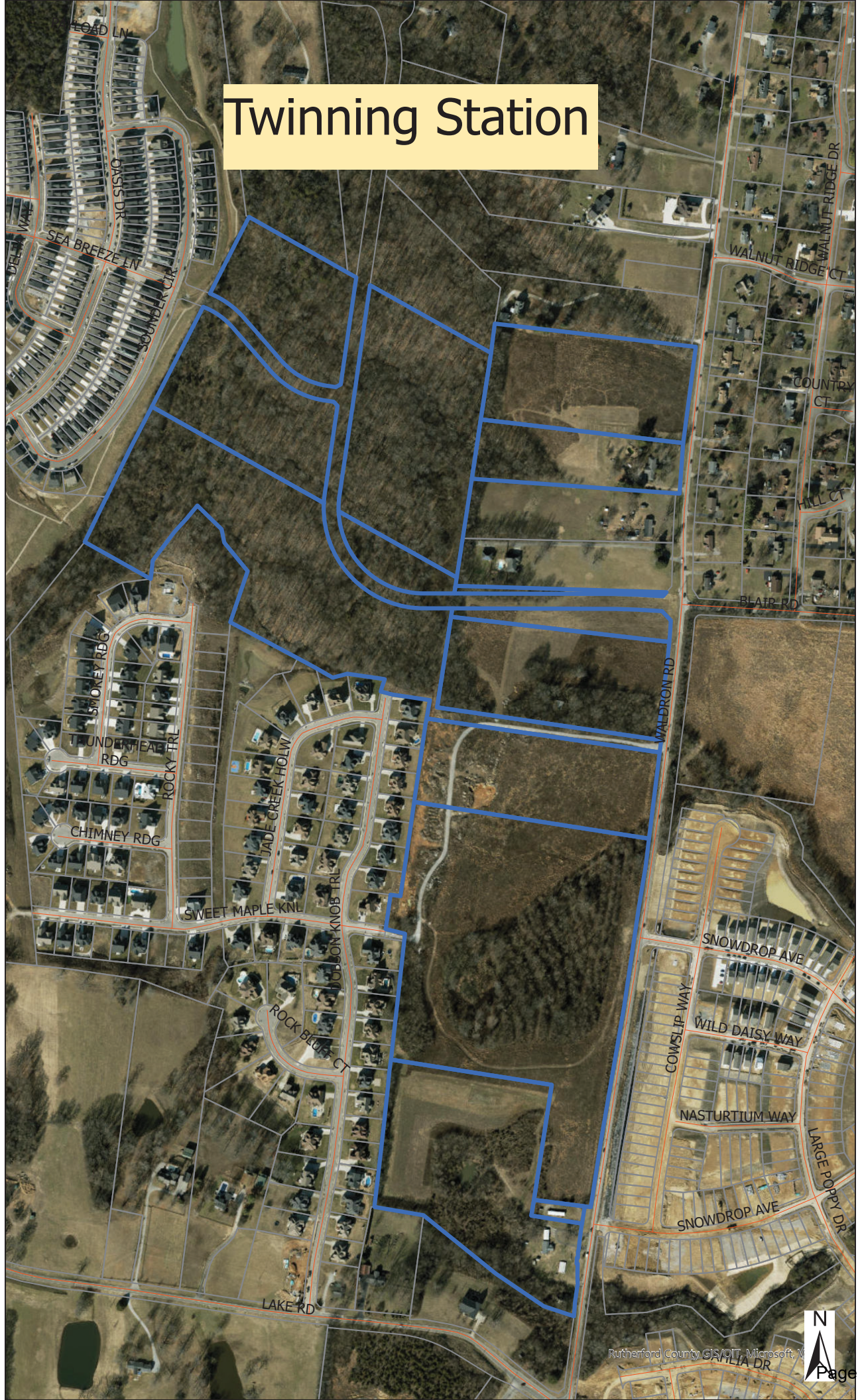
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility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

Twinning Station

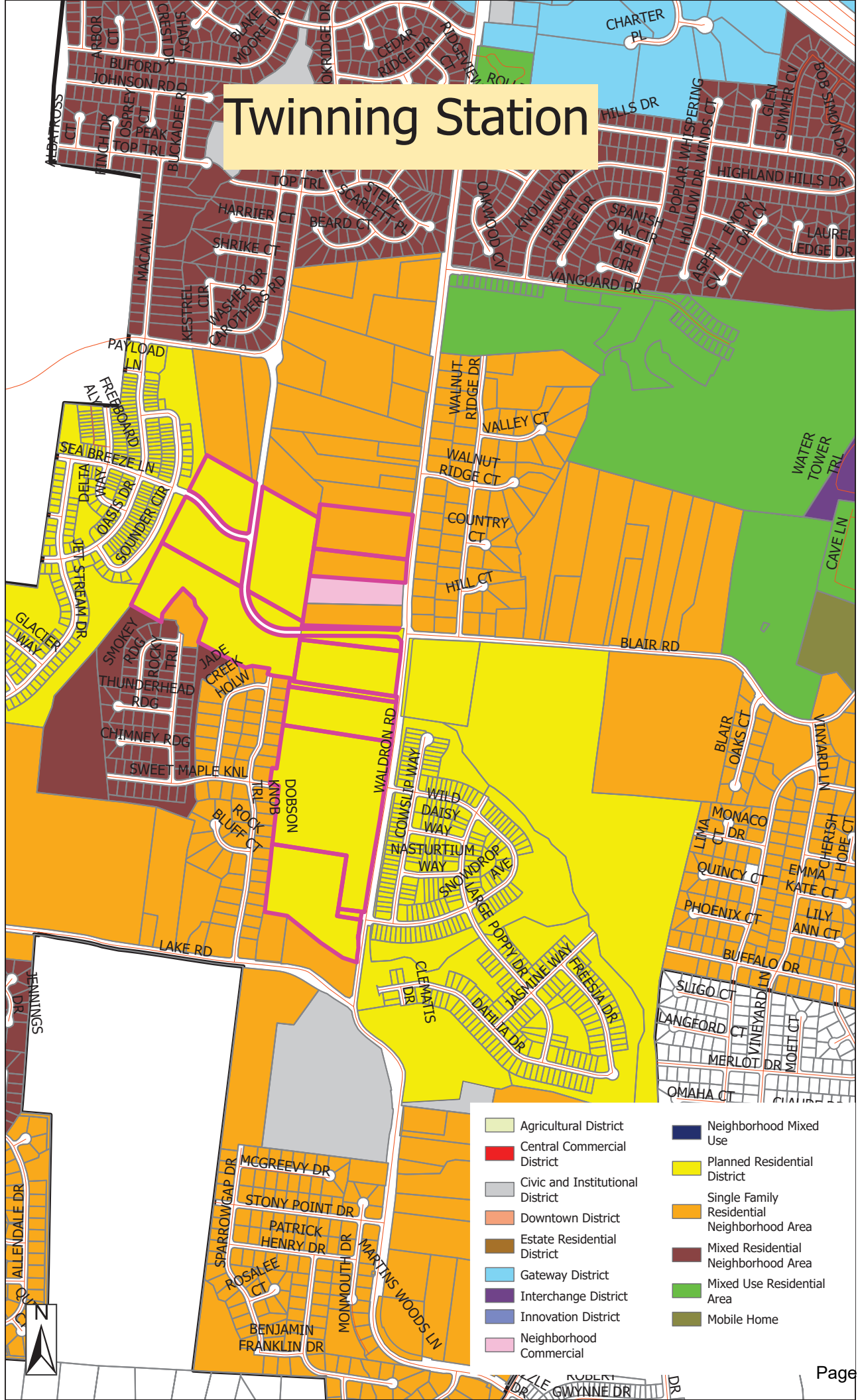
Map showing proposed road improvements (blue lines) in the Twinning Station area, Rutherford County, TN. The map includes numerous street names and a north arrow.

Streets shown include: Stone Ridge Pkwy, Mountain Top Trl, Lake Rd, and many others. The map also features a yellow banner with the text "Twinning Station" and a north arrow in the bottom right corner.

Twinning Station



Twinning Station



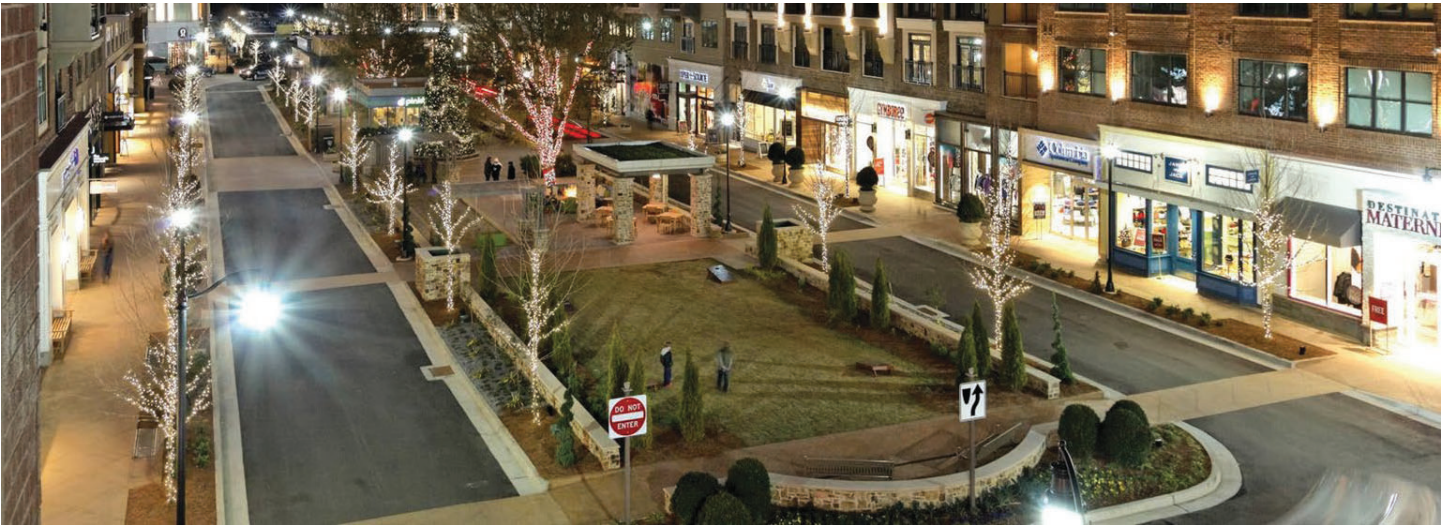






SOUTH WALDRON ROAD MIXED USE DEVELOPMENT CITY OF LA VERGNE, TN

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 ±1 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)

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.

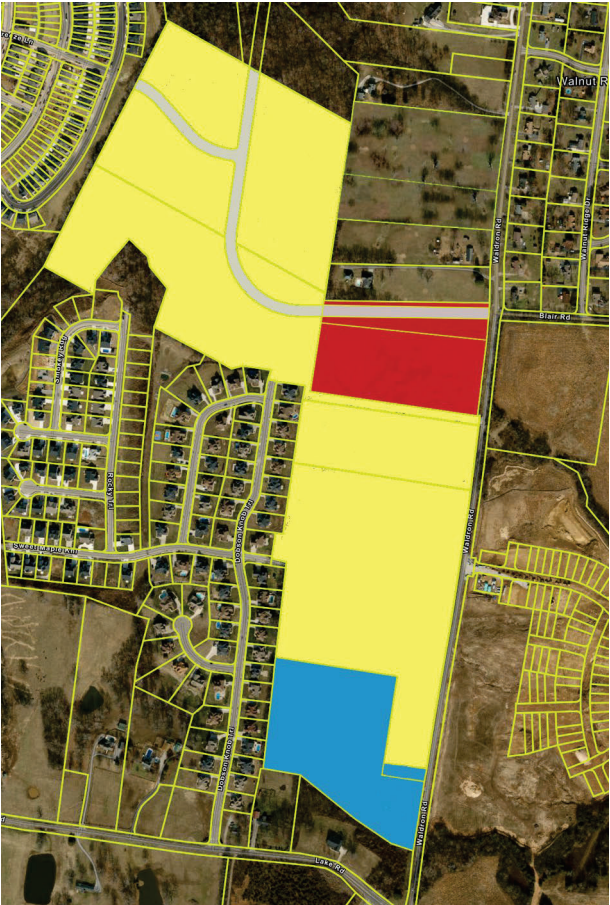
Amenity Center – A central clubhouse with a pool, sun deck, playgrounds, and fire pits, fostering a sense of community.

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.



Parcel A (North & South)
76.55 Acres



Parcel B
12.55 Acres



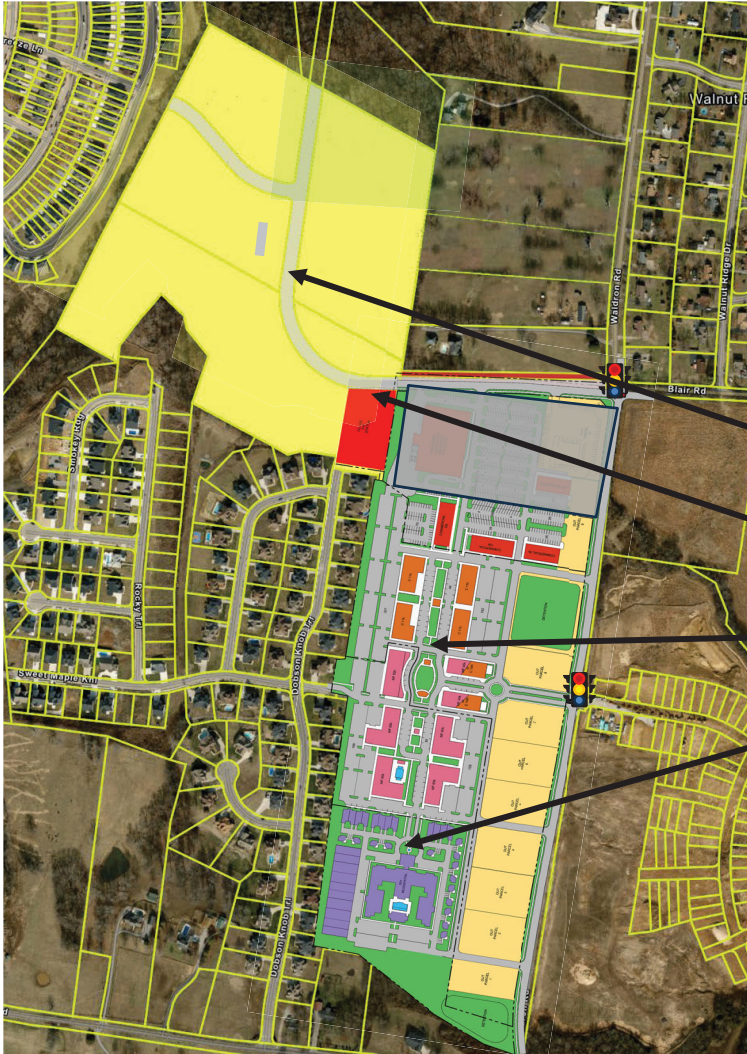
Adjacent Parcel D
±11.23 Acres

OVERALL SITE PLAN

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.

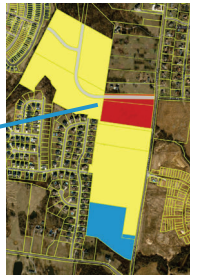
- **Diverse Business Potential:** Approved uses include retail, food and beverage, professional services, animal care, daycare, medical services, and more.
- **Strategic Accessibility:** Located along Waldron and Blair Roads, featuring pedestrian and vehicular connections for easy access.
- **Sustainable & 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

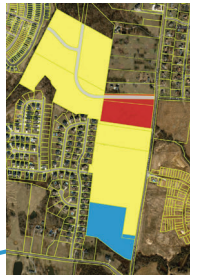
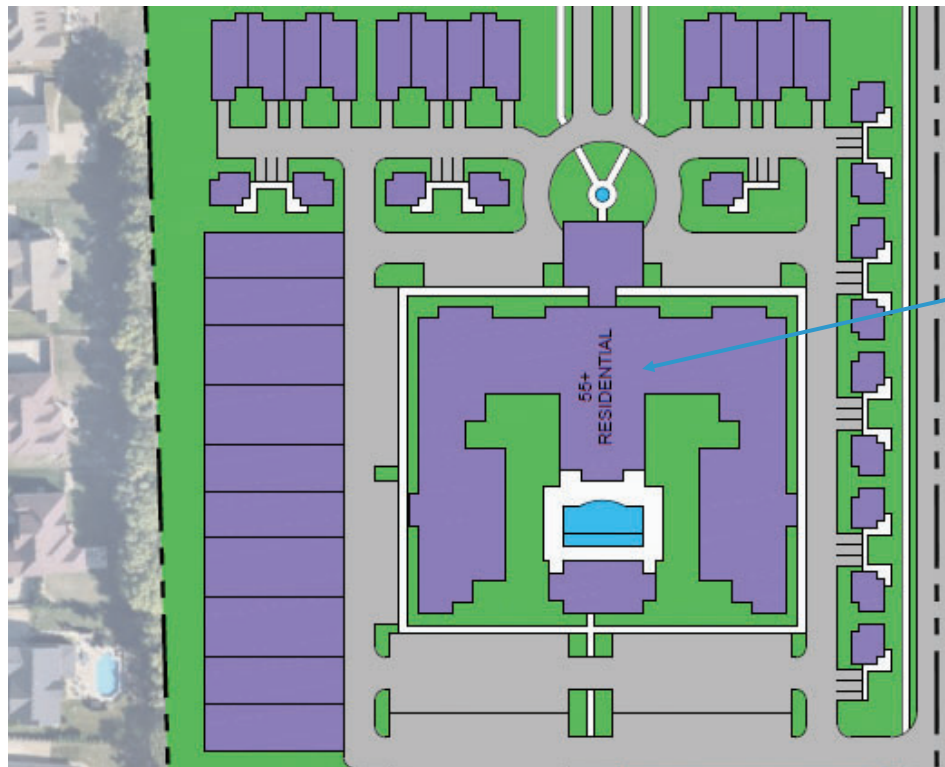
- RESIDENTIAL
- FIRE STATION
- MIXED USE (MULTI, RETAIL)
- ACTIVE ADULT

FIRE STATION



PAGE 5

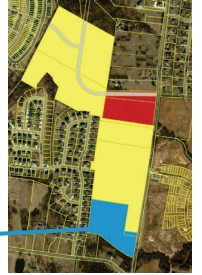
ACTIVE ADULT | UNIT LAYOUT



PAGE 6

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 Units: 2 BR / 2 BA	51.43%	18	1,500	27,000	59.08%	2 car garage + driveway
	100.00%	35		45,700		12

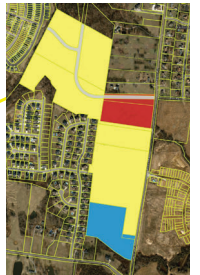
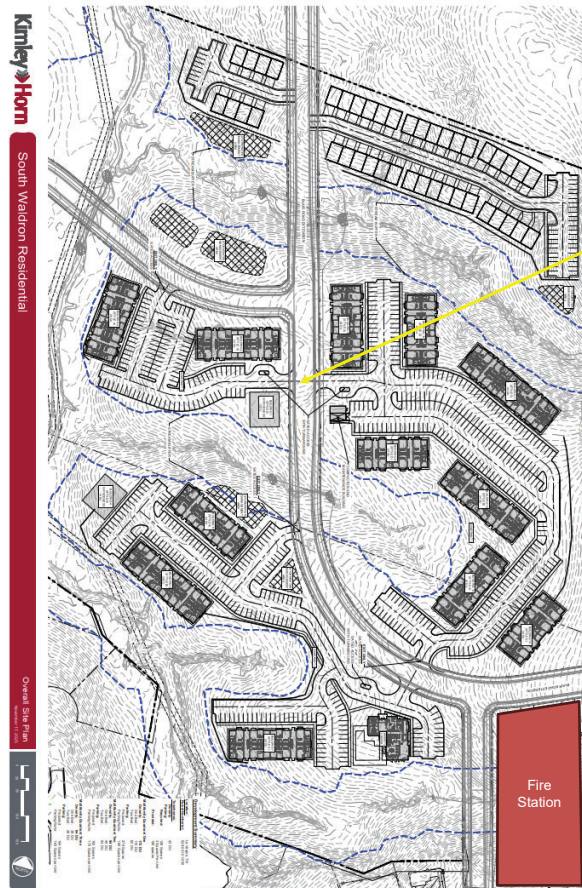
Townhome Active Adult						
Unit Type	% Mix	Unit Count	Net Rentable	Total Net Rentable	% of Total SF	Estimated Parking
Townhome: 2 BR / 2 BA	100.00%	15	1,300	19,500	100.00%	1-2 car garage + driveway
	100.00%	15		19,500		

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

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

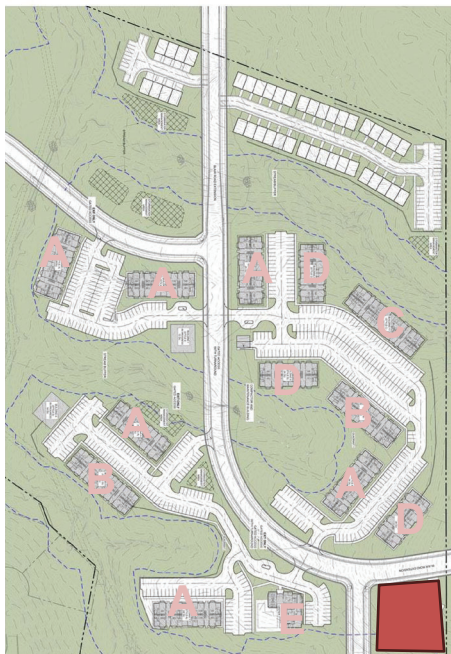
PAGE 7

RESIDENTIAL - LAYOUT



PAGE 8

RESIDENTIAL



CENTRAL AMENITY CENTER - E

NORTHERN PARCEL | ENLARGED SITE PLAN



BUILDING STYLE - A



BUILDING STYLE - B



BUILDING STYLE - C

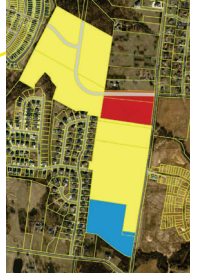


BUILDING STYLE - D



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									
Unit Type	% 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	Average Unit SF
Multifamily	Units	42.00	16.00	188.00	142.00	388.00	
	Unit Mix	10.82%	4.12%	48.45%	36.60%	100.00%	
	Total Gross SF	131,796	54,400	154,160	161,170	512,942	
	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

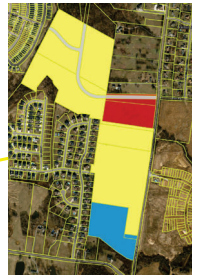
Project Gross SF 372,000

Projected Unit Count 330

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	0	5,000
Total Multi Family	60,000	60,000	52,000	60,000	143,480	30,000	30,000	435,480

* Building 6&7 Either Retail/Office of MF



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	94,000

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

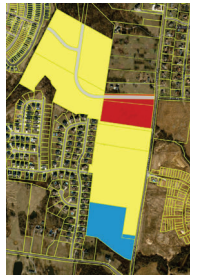
Outparcel	1	2	3	4	5	6	7	8	9	10	11	12	Total SF
Planned Use	Retail	Retail	Retail	Retail	Retail	Retail	Retail	Retail	Retail	Retail	Retail	Full Service	
Gross SF	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	0	0	30,000

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		

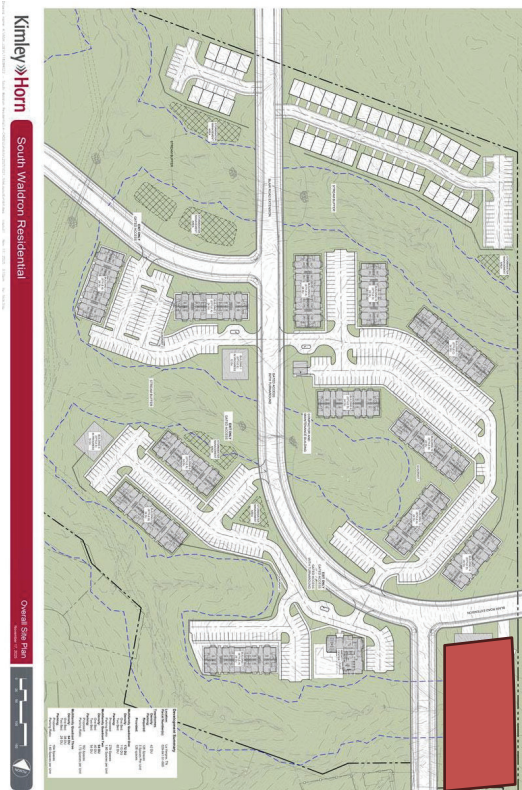
COMBINED DEVELOPMENT SUMMARY

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	Average Unit SF
Residential	Units	220	388	330	0	938	
	Total Gross SF	268,075	512,942	372,000	0	1,153,017	
	Total Net SF	221,900	444,780	273,800	0	940,480	
						*	
Office	Total Gross SF	0	0	30,000	0	30,000	*
Retail	Total Gross SF	0	0	94,000	0	94,000	*
Parking		174	703	1,716	0	2,593	



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

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OPEN SPACE EXHIBIT

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

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.



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CONNECTED - FOCUSED VISION

Main Street



The Terminus



PEDESTRIAN | STREET ACCESS

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

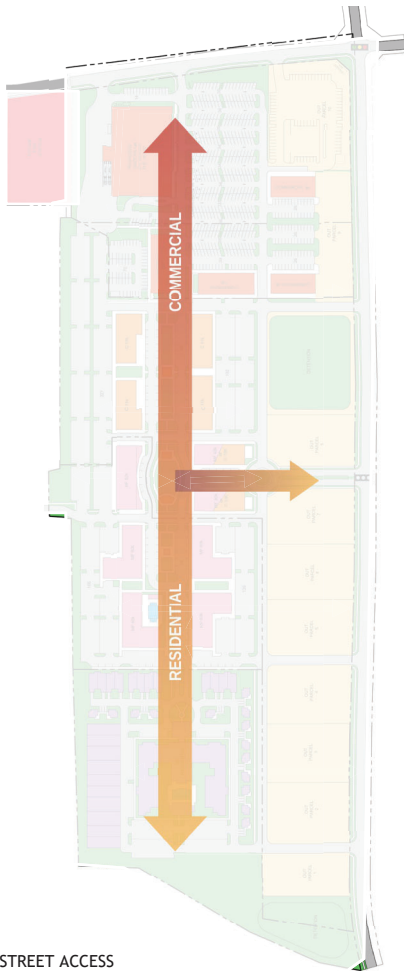
The Boulevard



The Neighborhood



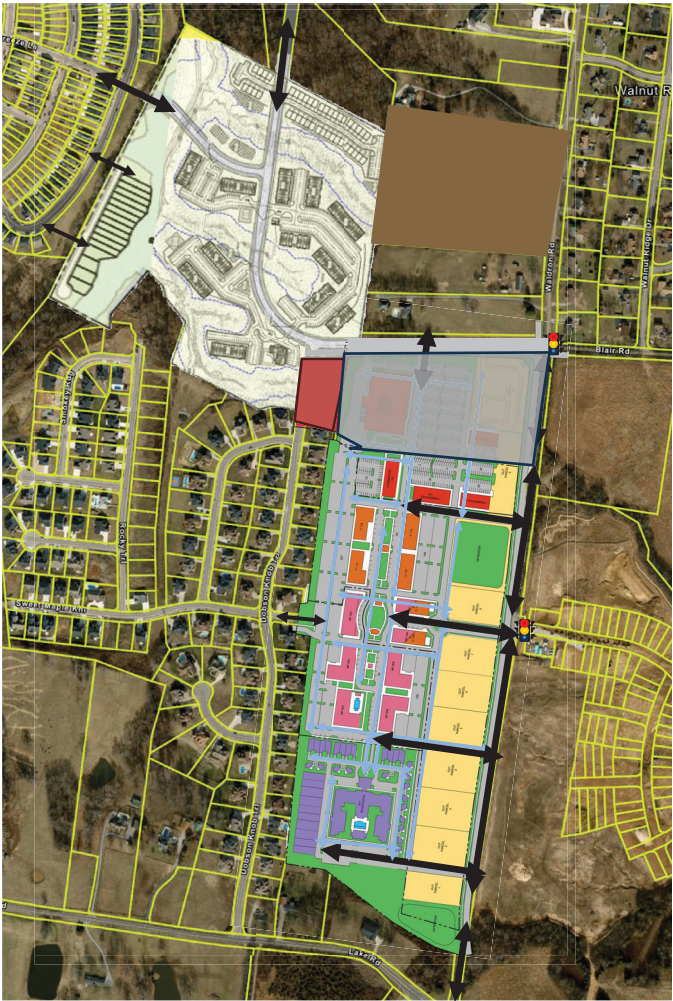
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PEDESTRIAN | STREET ACCESS

CONNECTED MIXED USE VISION





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

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.

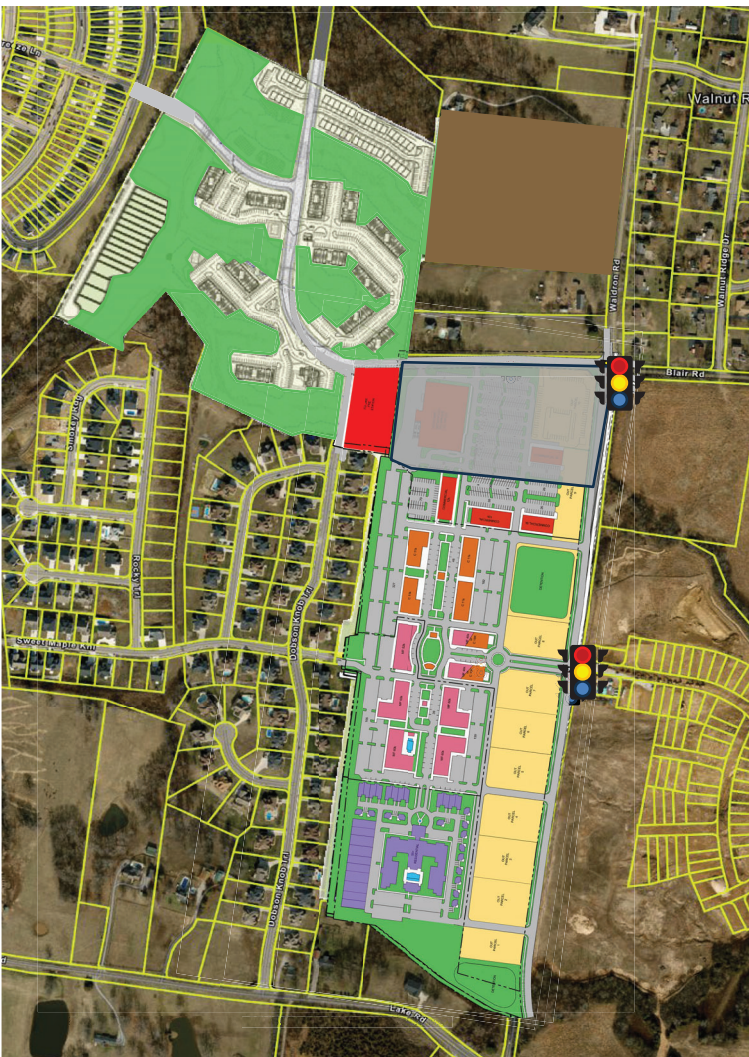
With the increased traffic expected from the South Waldron development, both Waldron Road and Blair Road are poised for enhancements by the City of La Vergne. Waldron Road is set to become a 3-lane roadway through realignment, with potential expansion to 5 lanes in the future, ensuring capacity for projected 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.



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OPEN SPACE

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Outparcels will have additional greenspace not depicted

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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.

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 exemplar 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.
 - Masonry 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
 - Barberhops
 - Hardware Store
 - Drug Store & Pharmacy
 - Liquor Store
 - Hotel
 - Professional Office
- Uses Prohibited:**
- Bus Transit station
 - Bus or truck vehicle repair, maintenance 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 hotel's services) and delivery, aircraft dealers, boat dealers, recreational 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 vehicl 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 Dispensary 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.



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

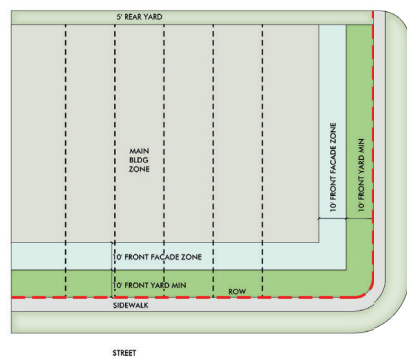
EXTERIOR SIDING MATERIALS

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

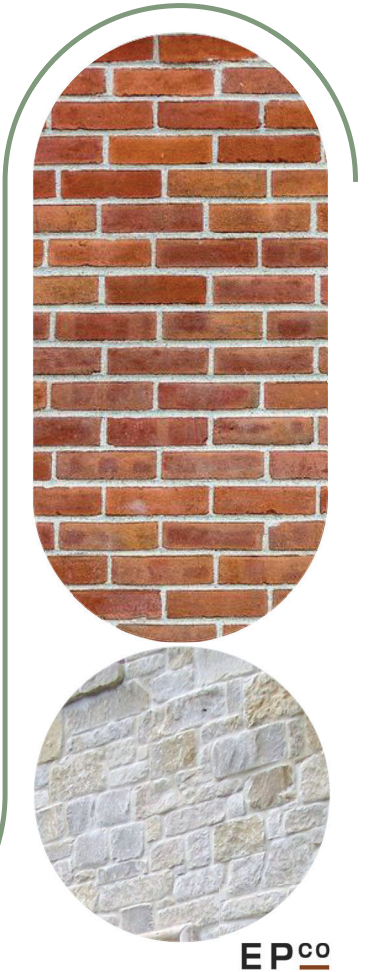
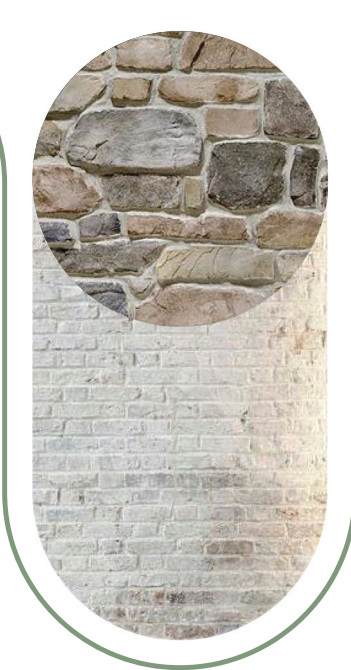
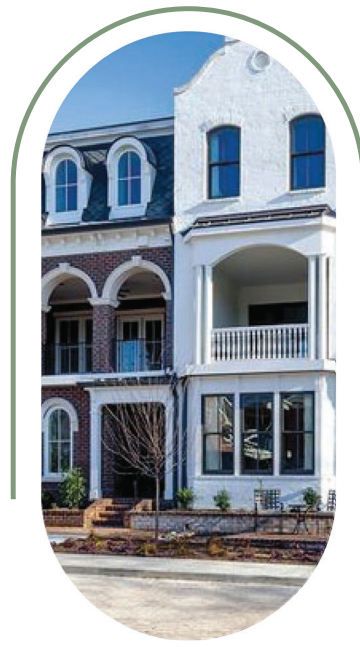
EXTERIOR COLORS

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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ROOFING MATERIALS _____ EXTERIOR SIDING MATERIALS _____ EXTERIOR COLORS _____

PERMITTED

NOT PERMITTED

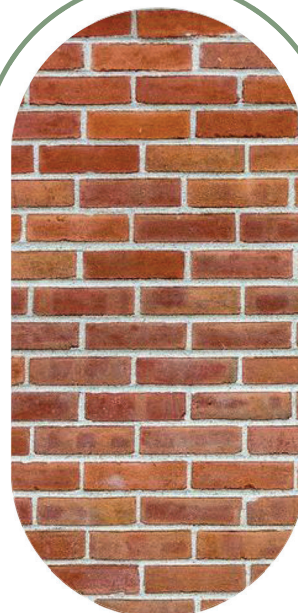
PERMITTED

PERMITTED

NOT PERMITTED

This diagram shows a lot with a 10' front yard minimum and a 10' side street facade zone. The lot is divided into a main building zone and a 10'-20' front facade zone. The 10' front yard minimum is indicated by a dashed line. The 10' side street facade zone is indicated by a solid line. The lot is labeled with '5' REAR YARD', 'MAIN BLDG. ZONE', '10'-20' FRONT FACADE', '10' FRONT YARD MIN', and 'SIDEWALK'.

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
- Rooflines 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:

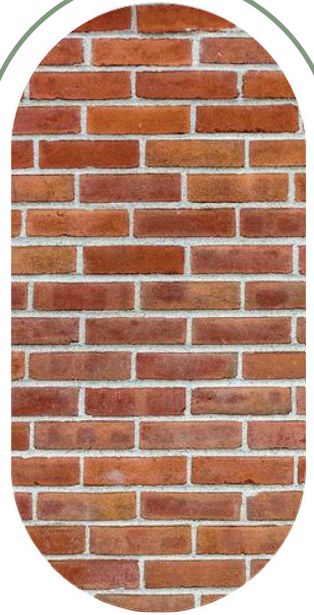
- All architectural building design shall follow the La Vergne City Zoning and Design Ordinance
- Roof cornices shall create shadow lines
- Clock tower and Roof features such as Gables and Tower Features shall be provided at main corner elements
- Symmetrical building heights and roof features may be 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 flat 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	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
SECONDARY MATERIALS – 20%:	Exterior Insulation Finish System or EIFS (Cornices etc.) Authentic Stucco ACM Reynobond Smooth Metal Panels Composite or Cementitious Panels [NOTE: No More than 10% of Accent Material is Allowed]	ROOFING:	Standing Seam Metal Roofing Pre- Finished Metal Coping TPO for typical non-visible roofing
ACCENT MATERIALS – 10%:	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)	AWNINGS AND CANOPIES:	Standing Seam Metal Awnings Smooth ACM Metal for Canopies etc. Fabric Awnings
DISCOURAGED MATERIAL USE:	Large areas of EIFS/Dryvit Simulated stone (Lick and Stick) CMU or Split-Faced CMU Corrugated R-Panels (Prefab Structures)	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 from grade shall have finished
material all sides
- Roof pitch in all areas shall be the same pitch for consistency

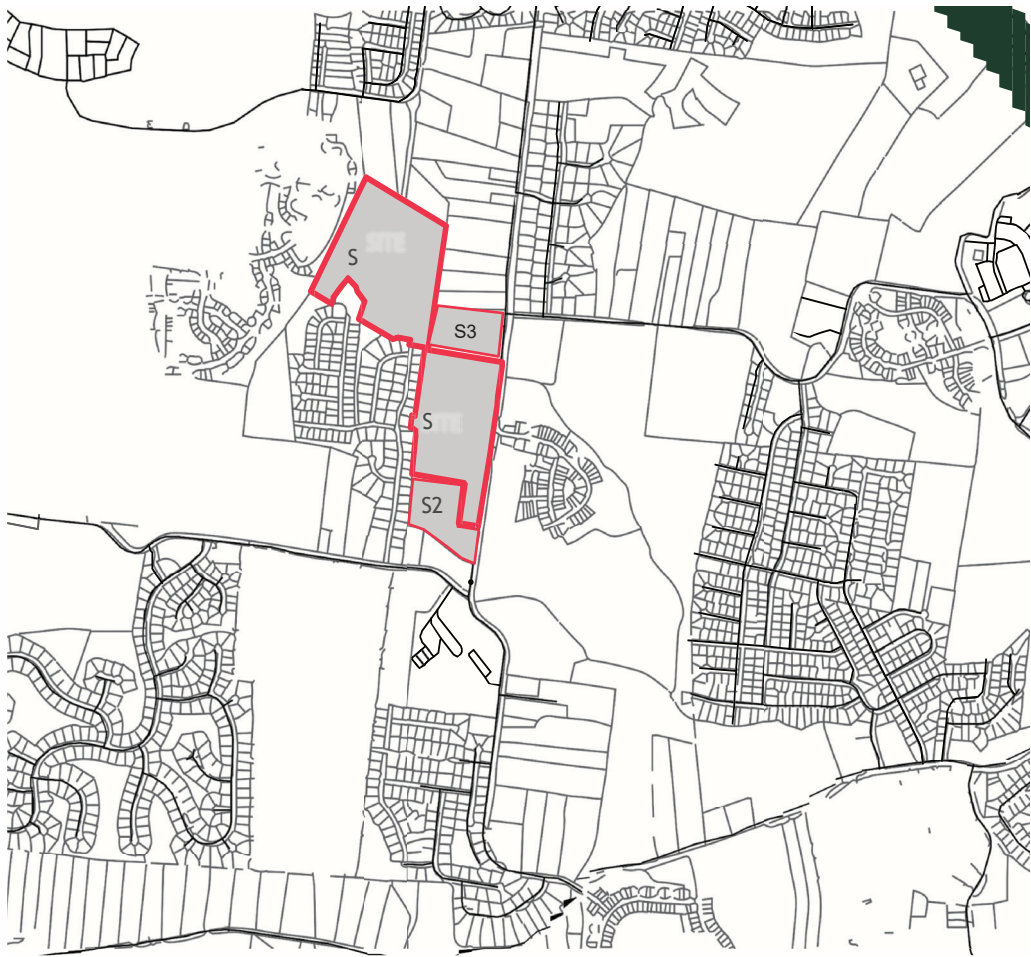
SIGNAGE:

- 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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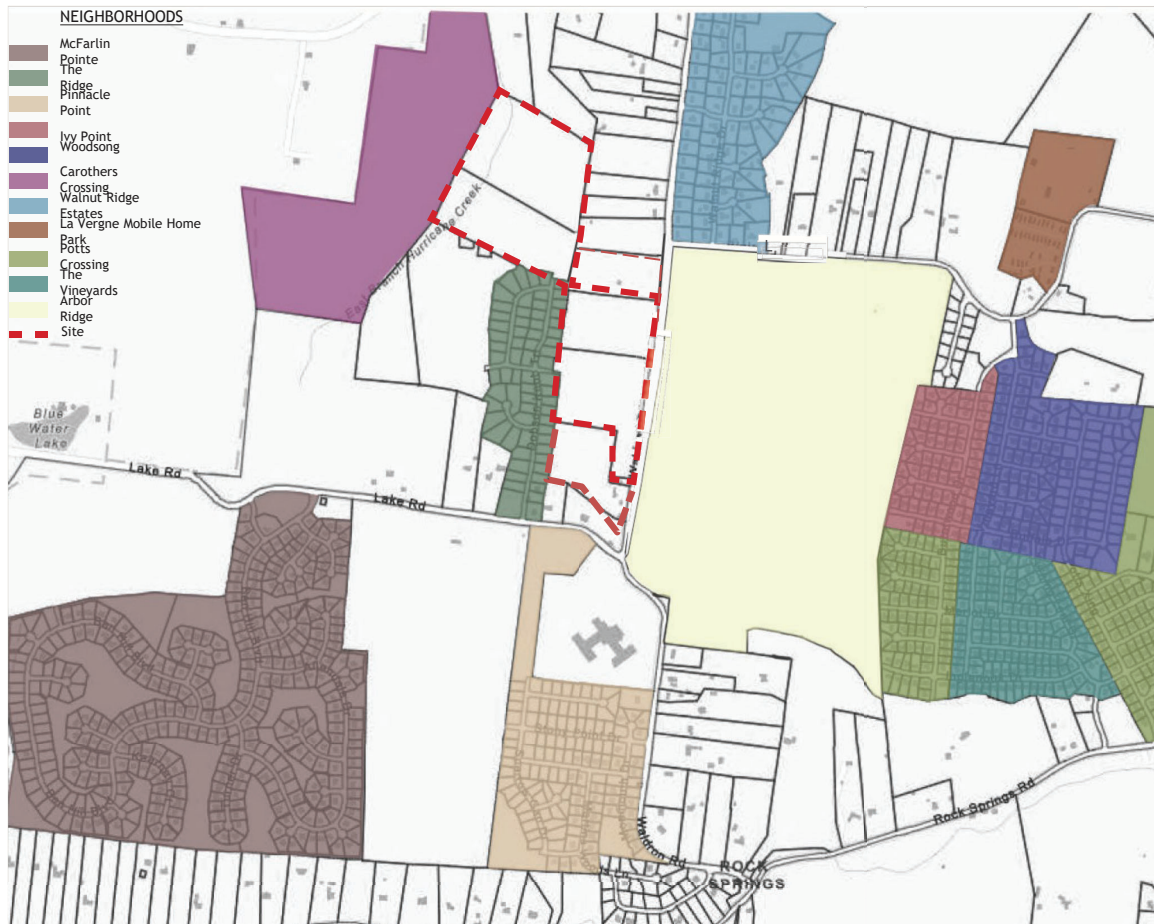
EXISTING CONDITIONS - VICINITY MAP

SUBDIVISION DEVELOPMENTS

Subdivision Name	TYPE	Existing 2024	Proposed Build-out	Existing Plus Permitted
Cedar Ridge Apt	Apartment	150	150	150
Farmingdale	Single Family	257	267	267
Dove Creek	Single Family	133	133	133
Carother's Crossing (Metro)	Mixed Use	414	2300	414
Carother's Crossing (La Verne)	Mixed Use	166	343	210
Brookside	Single Family	189	196	189
Summit View	Single Family	117	117	117
Woodland Hills	Single Family	356	451	366
Walnut Ridge	Single Family	68	68	68
The Ridge	Single Family	112	145	117
Arbor Ridge	Mixed Use	0	571	0
Porcico Place	Single Family	21	163	87
Woodwing	Single Family	208	708	708
Vineyards	Single Family	353	353	353
McFarlin Point	Single Family	350	350	350
Pinnacle Point	Single Family	120	143	120
Woods at Marikins Bend	Single Family	32	32	32
Gwynne Farms (Shiryna)	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		Household Summary	
2010 Total Population	12,880	2010 Households	18,049
2010 Total Population	16,719	2010 Average Household Size	2.98
2010 Total Population	40,740	2010 Total Households	12,472
2010 Total Population	43,510	2010 Average Household Size	3.80
2010-2018 Annual Rate	1.30%	2010 Households	13,170
2010-2018 Total Growth	6.40%	2010 Average Household Size	3.10
2010 Group Quarters	48	2010 Households	14,095
2010 Group Quarters	48	2010 Average Household Size	3.08
2010 Total Daytime Population	12,207	2010-2018 Annual Rate	1.37%
Median	17,400	2010 Families	8,520
Residents	19,830	2010 Average Family Size	3.36
Housing Unit Summary		2010 Families	
2010 Housing Units	13,603	2010 Average Family Size	3.55
Owner Occupied Housing Units	68.8%	2010 Families	10,296
Renter Occupied Housing Units	27.4%	2010 Average Family Size	3.56
Vacant Housing Units	3.7%	2010-2018 Annual Rate	1.27%
2010 Housing Units	14,597		
Owner Occupied Housing Units	10,308		
Renter Occupied Housing Units	21.4%		
Vacant Housing Units	3.4%		



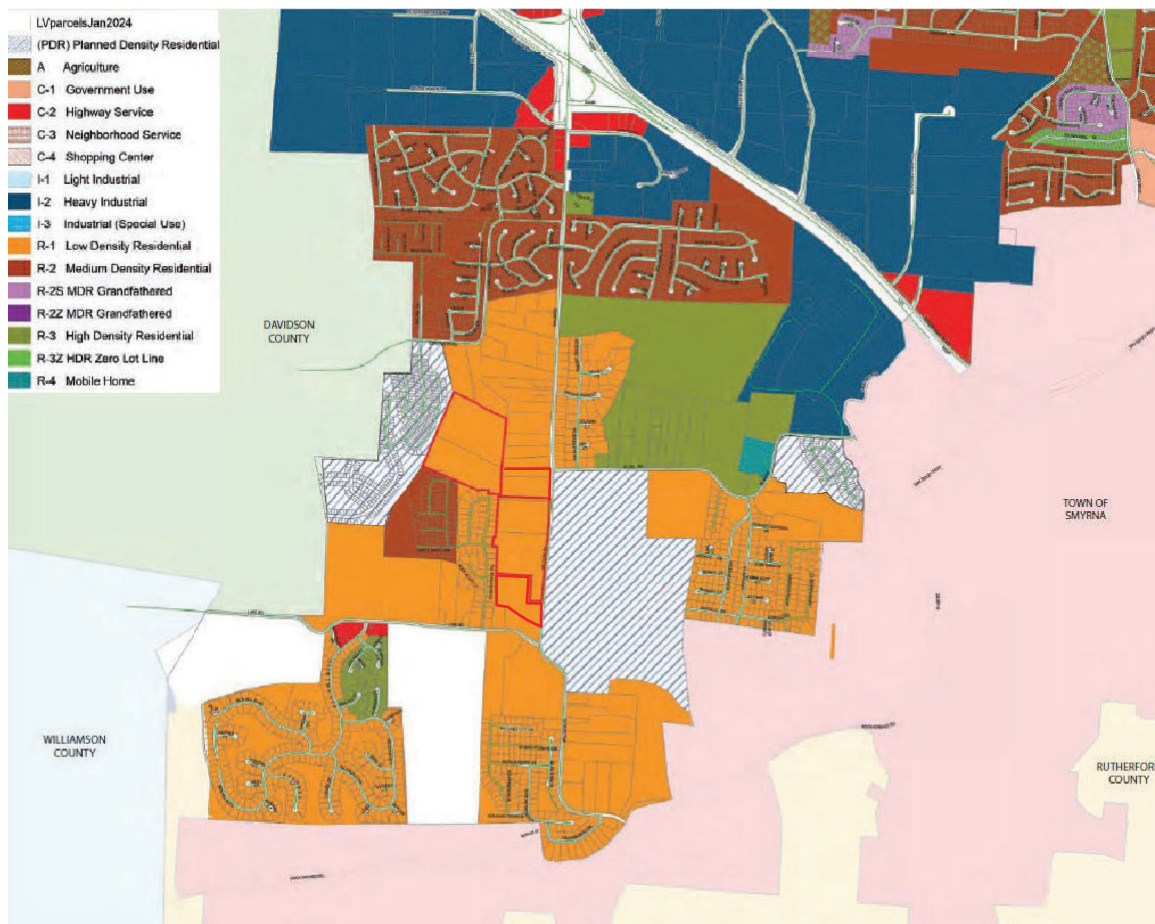
SUBDIVISION MAP

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.



EXISTING ZONING MAP - CITY OF LA VERGNE

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

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

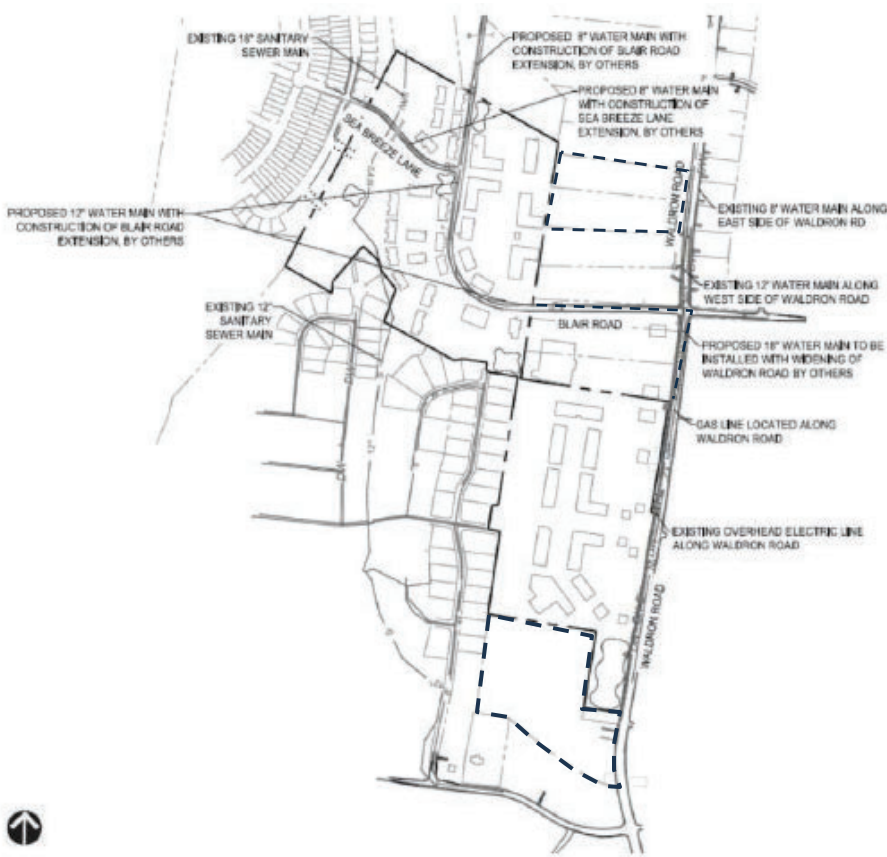
Residential (PRD) Areas:

- **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.

EPco

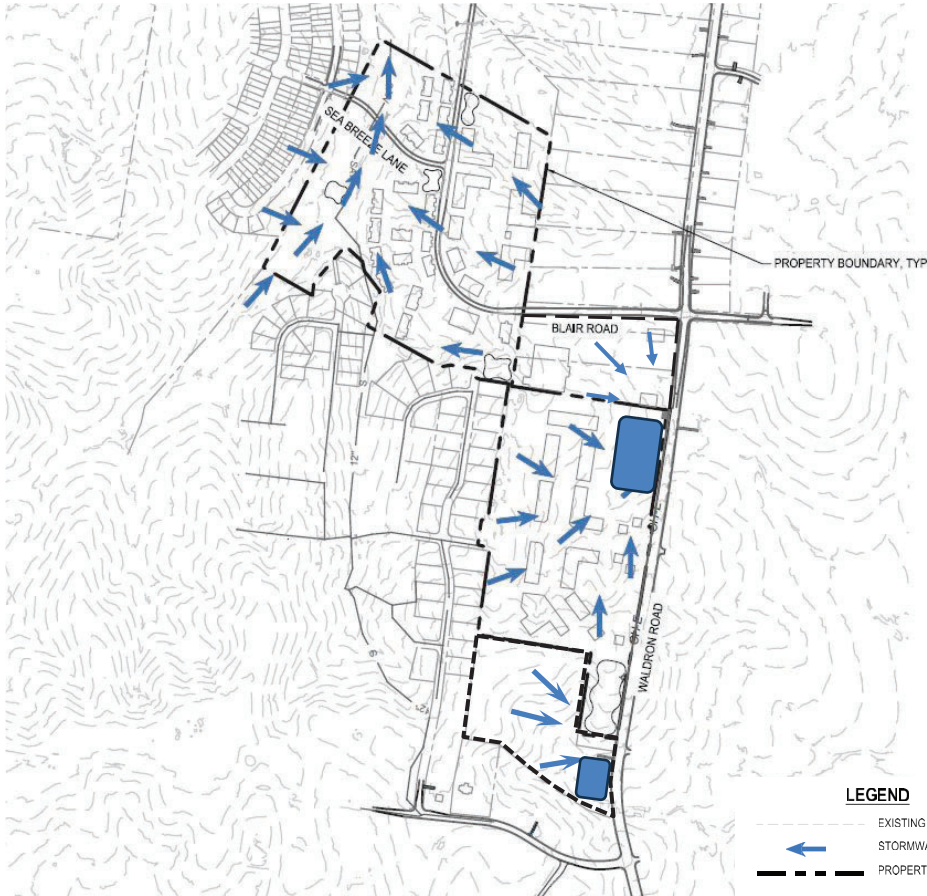
PAGE27



SITE UTILITY EXHIBIT

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.



HYDROLOGY AND TOPOGRAPHY

SITE TOPOGRAPHY

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

SITE TOPOGRAPHY

PER SECTION 3-101.2.4 OF THE SUBDIVISION REGULATIONS
SITE TOPOGRAPHY | 5 FOOT CONTOUR LINES
ATTACHED

STORM DETENTION

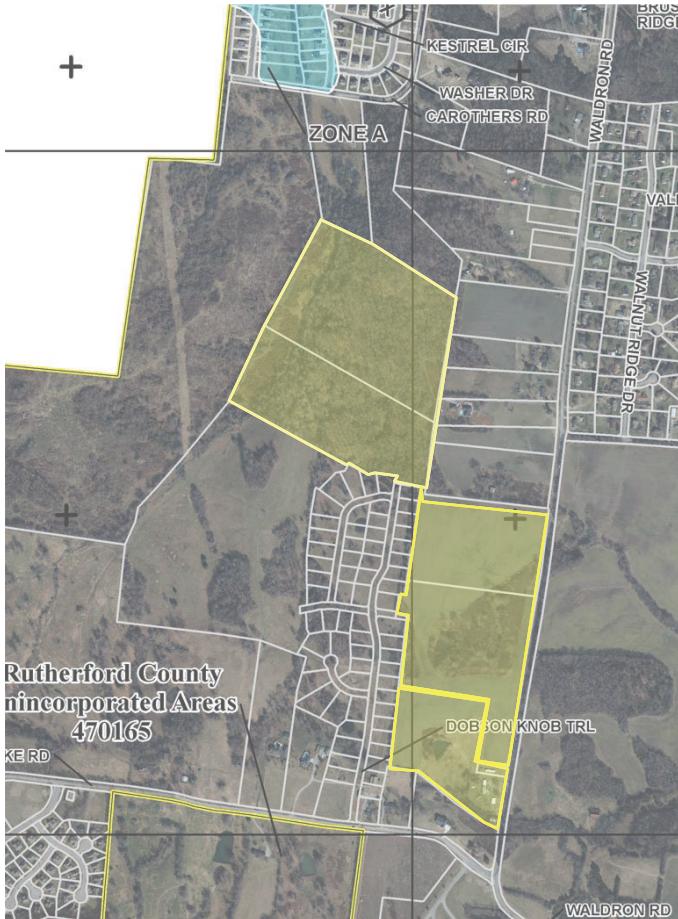
ATTACHED
PER ORDINANCE SECTION 14-603(5)(C)(I) STORM DETENTION CALCULATIONS

STORM DETENTION

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

EPco

PAGE 31

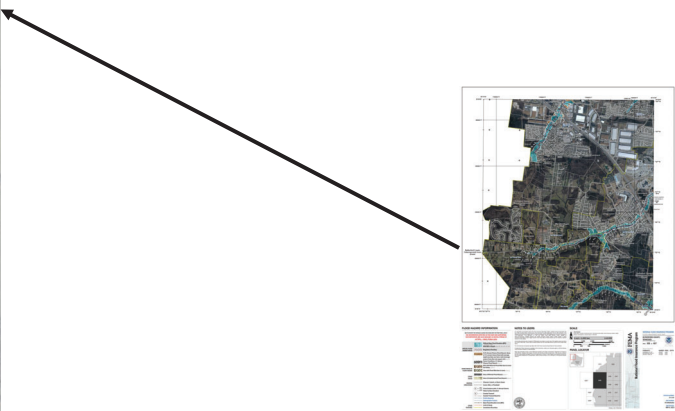


100 YEAR FLOOD PLAIN CALCULATION

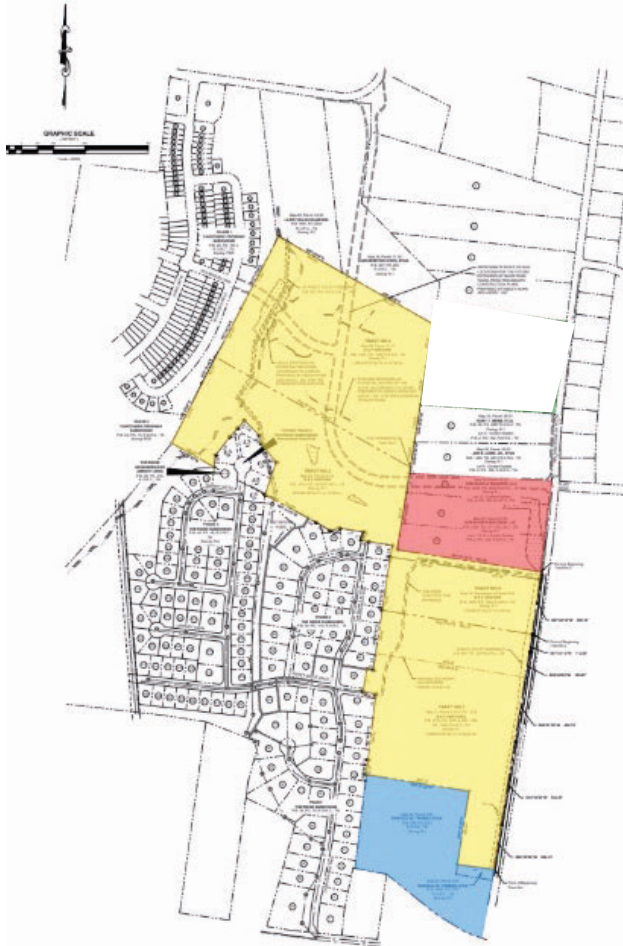
REZONING DEVELOPMENT PLAN | REVISION 4 PACKET, JULY 27, 2026

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.



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 Table			Line Table			Curve Table				
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Curve #	Radius	Length	Clear Distance	Clear Length
L1	SWP 88 11.1%	41.00'	L15	SWP 88 10.0%	20.00'	L29	SWP 12 3.00%	211.00'	C1	200.00'	21.60'	SWP 88 10.0%	11.00'
L2	SWP 27 11.1%	118.00'	L16	SWP 88 11.1%	10.00'	L30	SWP 88 10.0%	100.00'					
L3	SWP 88 11.1%	80.00'	L17	SWP 88 11.1%	75.00'	L31	SWP 27 11.1%	95.00'					
L4	SWP 27 11.1%	121.00'	L18	SWP 27 11.1%	100.00'	L32	SWP 27 11.1%	100.00'					
L5	SWP 88 11.1%	80.00'	L19	SWP 88 11.1%	20.00'	L33	SWP 88 10.0%	72.00'					
L6	SWP 88 11.1%	100.00'	L20	SWP 27 11.1%	100.00'	L34	SWP 27 11.1%	100.00'					
L7	SWP 88 11.1%	80.00'	L21	SWP 27 11.1%	100.00'	L35	SWP 88 10.0%	100.00'					
L8	SWP 12 11.1%	61.00'	L22	SWP 88 11.1%	80.00'	L36	SWP 88 10.0%	100.00'					
L9	SWP 27 11.1%	87.00'	L23	SWP 88 11.1%	80.00'	L37	SWP 88 10.0%	100.00'					
L10	SWP 88 10.0%	100.00'	L24	SWP 88 11.1%	80.00'	L38	SWP 88 10.0%	100.00'					

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





Item #: 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.

Reviewed By:
Bo Logan, City Planner

Summary:

Planning Staff opines the school was vested with its 1st site plan & under the old zoning when the initial site plan was approved by the Planning Commission years ago. The only request tonight is the school is asking to not build the safe room that was shown on the first site plan.

The site is located at #2 Ingram Boulevard.

This is a 2-story existing office building that was occupied by Ingram Content Group since the 1990s.

The existing parking has been reviewed by the Planning Director and deemed to be sufficient for this change of use. This parking count was reviewed using the number of 15 classrooms that is being provided by the applicant.

The proposed facility would generally operate during normal business hours. The applicant may want to explain the exact operating hours.

According to the **Municipal Zoning Ordinance** as codified in **Article V**, commercial uses and institutional uses allowed in C-1, C-2, C-3 and C-4 zoning can be allowed in I-2 zoning districts if the Board of Zoning Appeals grants a special exception for those commercial uses. Educational facilities, schools, trade schools, etc. are some examples of such uses.

This item was heard by the Board of Zoning Appeals the same night in May 2024 that the planning commission approved the school's site plan.

Staff Comments / Technical Items:

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

1. No comments because the school was vested with its 1st site plan when the initial site plan was approved by the Planning Commission years ago.

Engineering (Gary Lide - glide@lavergnethn.gov)

1. (For Information) This plan qualifies for exemption from the requirements of the Stormwater Management Ordinance per Sections 14-601(6) and 14-603(2). Therefore, there are no stormwater quantity or quality requirements.

Utilities (Scott Tatalovich - statalovich@lavergnethn.gov)

No comment.

Codes (Joe White - jwhite@lavergn.net)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergn.net)

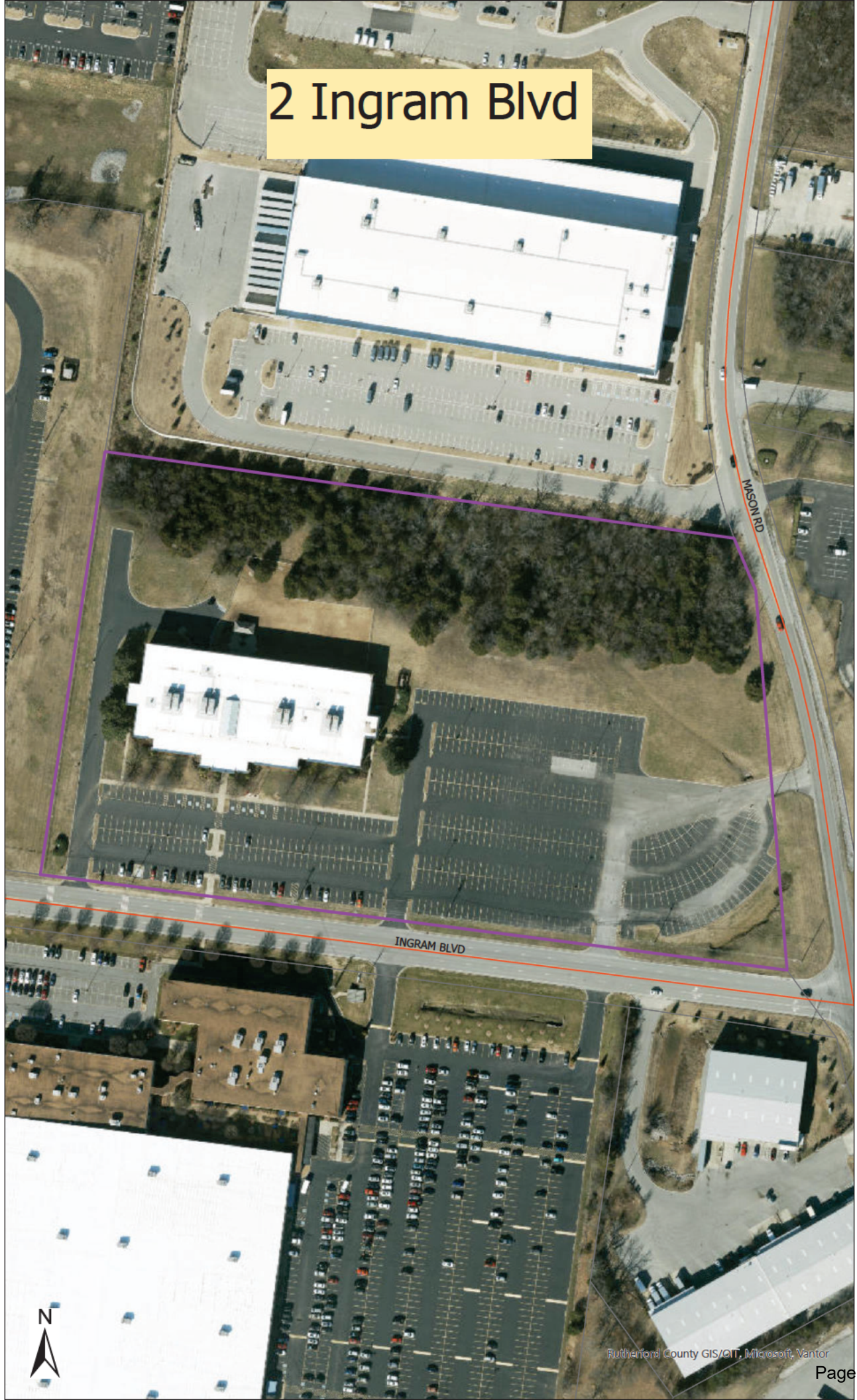
No comments.

***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.

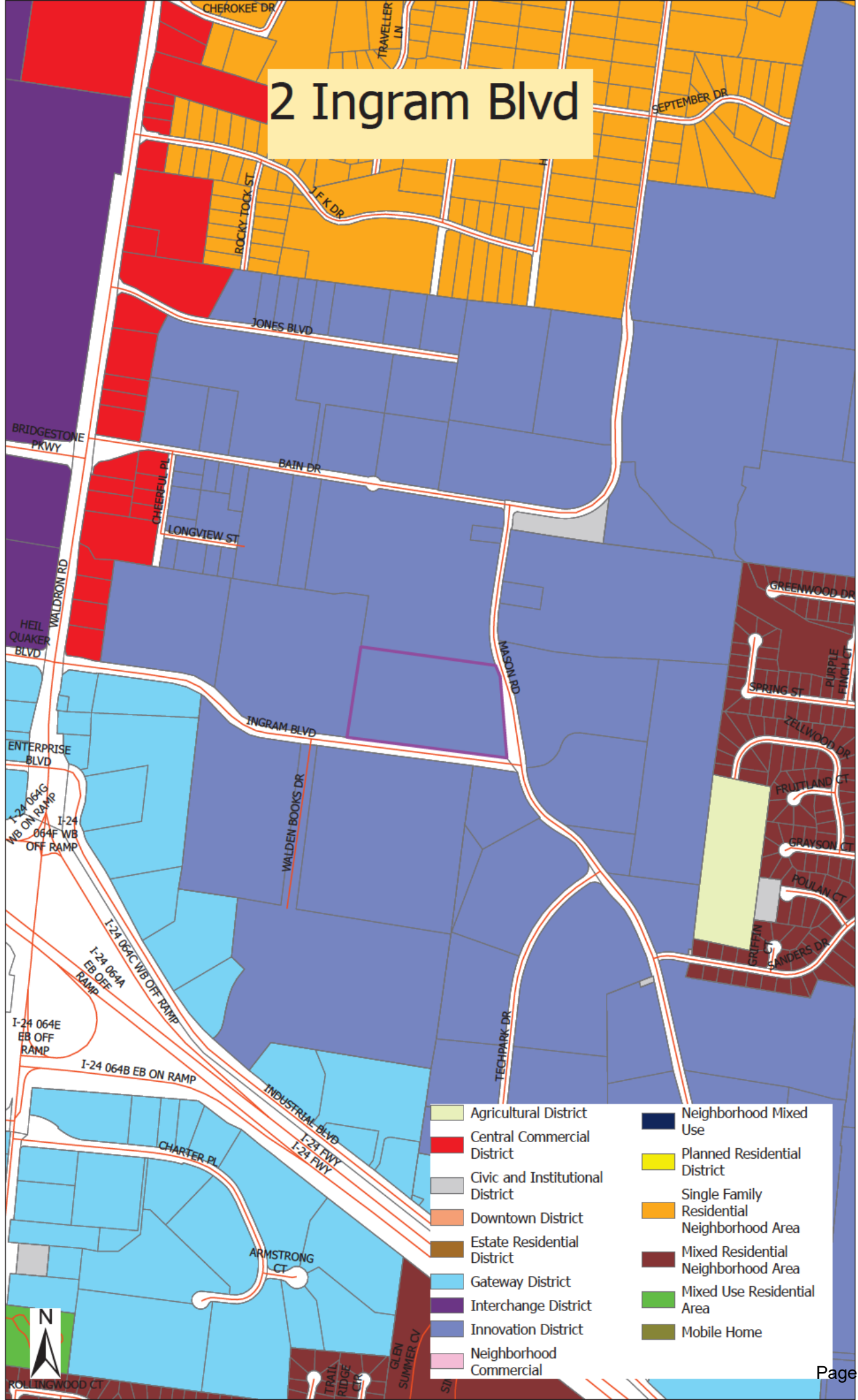
2 Ingram Blvd



2 Ingram Blvd



2 Ingram Blvd









2 Ingram Boulevard

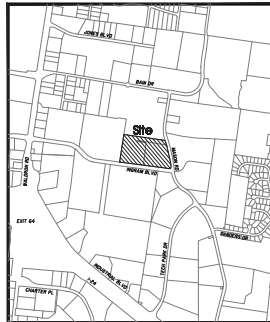
La Vergne, Tennessee

Site Plan & Construction Drawings

Site Plan Revision

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1	General Notes
C1.0	Initial EPSC Plan
C2.0	Site & Utility Plan
C3.0	Grading, Drainage & Final EPSC Plan
C4.0	Details
L1.0, L1.2	Landscape Plans
L2.0	Landscape Details & Notes
L3.0	Open Space Plan



Site Location Map
Not To Scale

S.E.C. Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD • MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7001 E-MAIL: [REDACTED] FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
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By: John F. Miner, P.E. Date: TN. Reg. #122194

Watershed: Hurricane Creek (Fully Supporting)

2-yr, 24-hr EPSC Design
Disturbed Area: 0.47 ± Ac.
Impervious Area: 0.05 ± Ac.

Owner
Tennessee Classical One, LLC

Deed Reference:
Tax Map 17, Parcels 20.02
R.Bk. 2460, Pg. 2092

Yard Requirements:
Front Yard: 10'
Front Building Setback: 40'
Side Building Setback: 20'
Rear Building Setback: 15'

Existing Use: Elementary, Junior High, & High School
Intended Use: Elementary, Junior High, & High School
Density: N/A
Square Footage Of EACH Use:
Floor Area Ratio: 0.16
Height: 2 Stories, 34 Feet Tall
Sign Height = 10' Tall
Sign Area = 100 ± s.f.

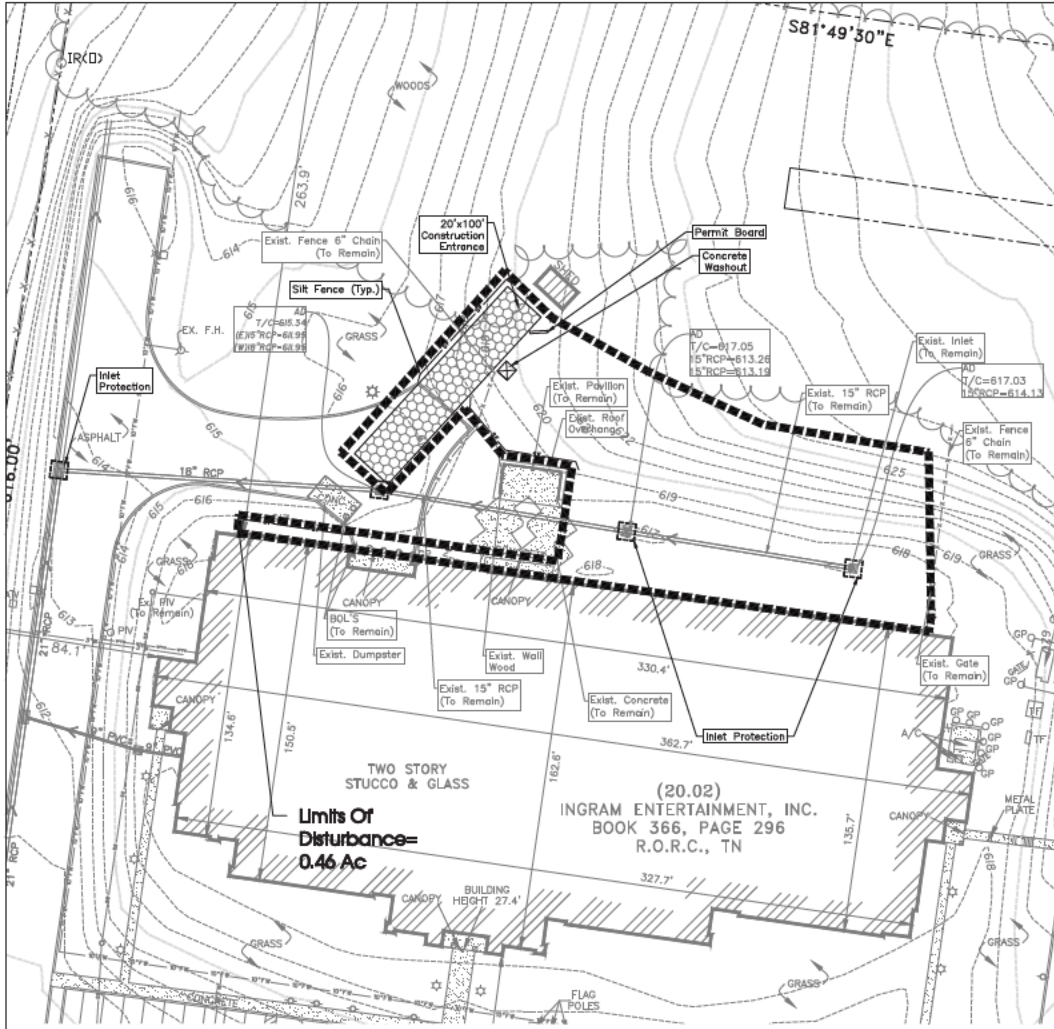
Land Use Data:
Zoned: Innovation District
1 Lot on: 14.228 ± Acres

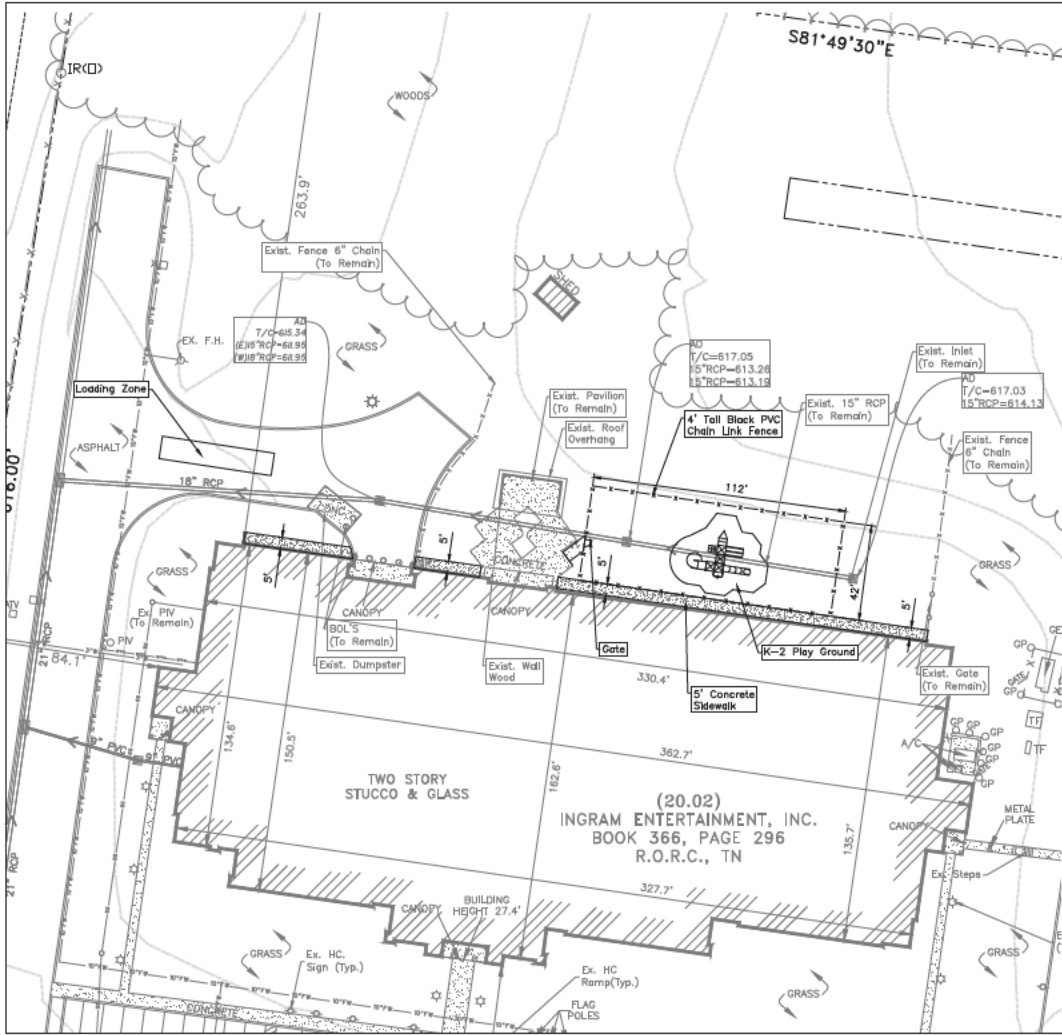
Parking Requirement:
Elementary & Junior High: 2 Spaces/Classroom x 15 Classrooms
Or 1 Space/5 Auditorium Seats x 120 Seats = 24 Spaces Required
High Schools: 5 Spaces/Classroom x 0 Classroom
Or 1 Space/4 Auditorium Seats x 120 Seats = 24 Spaces Required
Total Spaces Required: Spaces
Provided: 276 Regular + 8 H.C. = 284 Total Spaces Provided (Existing)

Flood Map No.:
This site lies within Zone X, not in the
100 Year Floodplain, per Community Panel
47149C0015J And 47149C0105J dated May 9, 2023.

Interior Landscape Area
Interior Landscaping Area:
Existing: = 2,818 sq.ft.
Provided: = 5,440 sq.ft.
Impervious Area:
Existing: = 281,841 sq.ft.
Provided: = 281,841 sq.ft.

Sheet C0.0
2 Ingram Boulevard
S.E.C. Project #24136
Submitted: 8-31-2023
Revised:



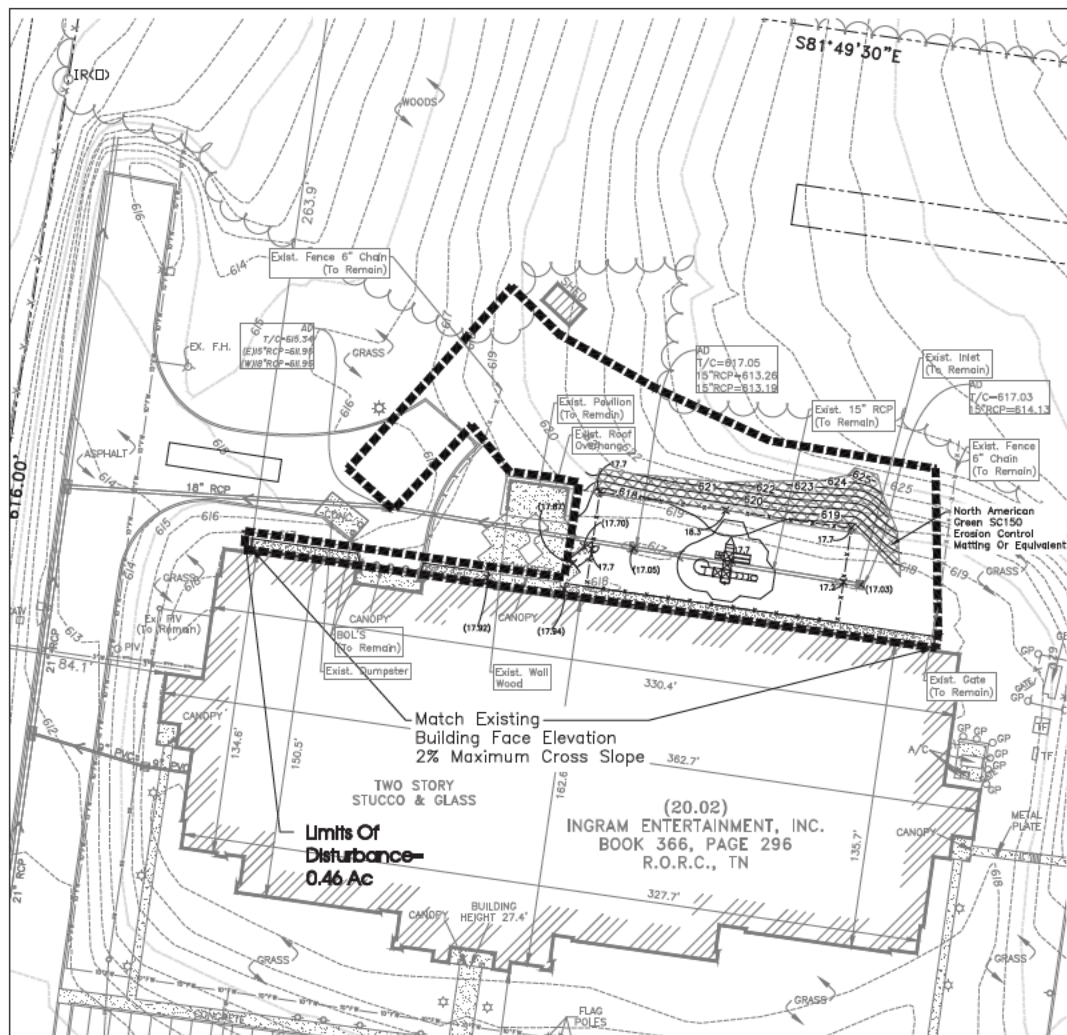


SITE ENGINEERING CONSULTANTS
 10000 W. 10th Ave. Suite 100
 Golden, CO 80401
 (303) 440-1111
 www.site-engineers.com

2 Ingram Boulevard
 La Vergne, Tennessee

Site & Utility Plan

C2.0



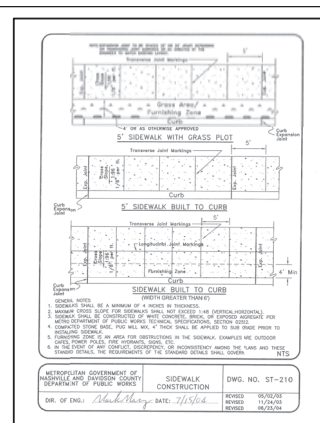
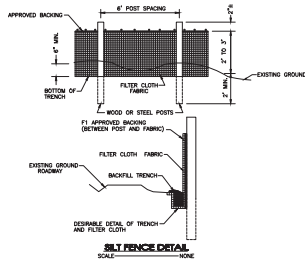
NOTES
1) Road EPIC Measures Shown Here On Staff Use Excludes As Early As Possible During Construction. Substation Using Cables Has Been Observed In The SEPTT and THOPP.

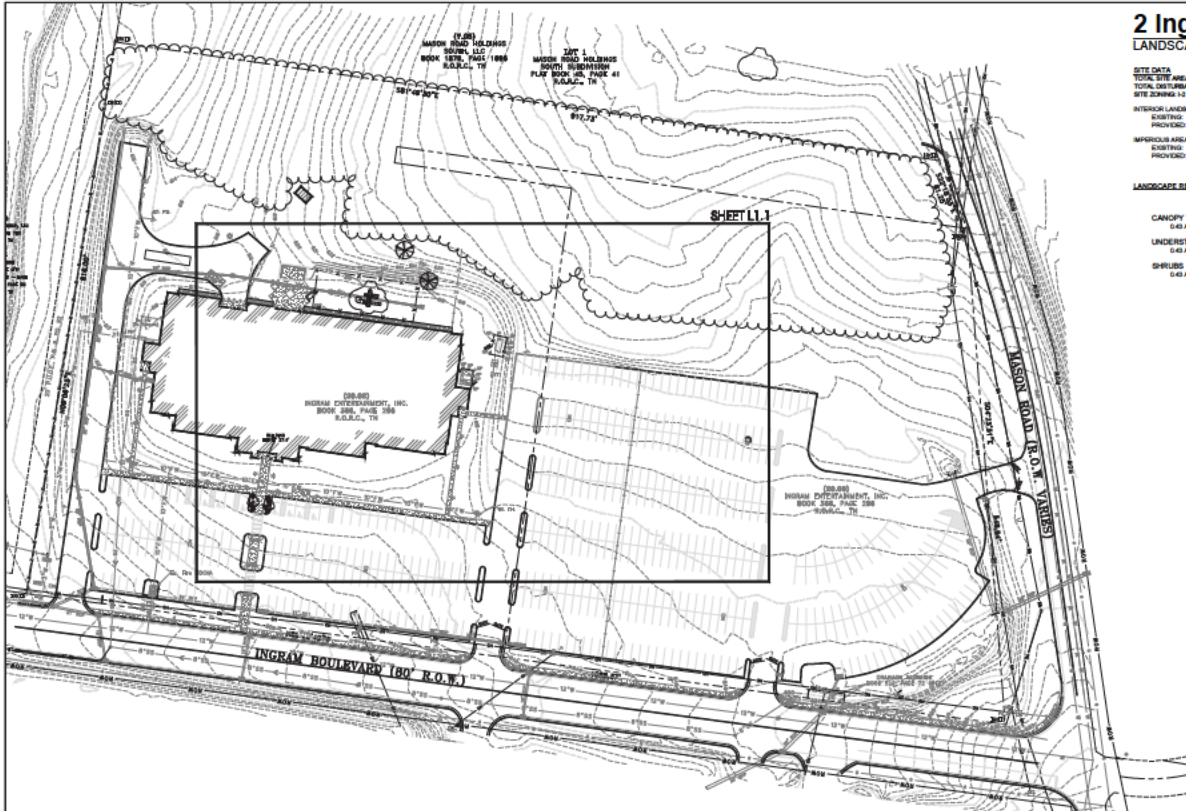
Site Engineering Consultants
 INCORPORATING SITE SURVEYING & LAND PLANNING
 LANDSCAPE ARCHITECTURE
 LAND REDEVELOPMENT SERVICES 3719
 10000 100th Ave. N.E. #100, Redmond, WA 98073
 (206) 881-1000
 COMPANY NO. 100111



2 Ingram Boulevard
La Vergne, Tennessee

DATE	2018.05.01
TIME	08:30-10:00
LOCATION	10000 S. 10000 E.
SCALE	1"=20'
JOB NO.	24136
REMARKS	





2 Ingram Boulevard LANDSCAPE PLAN

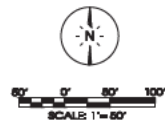
SITE DATA
TOTAL SITE AREA: 14.22 ACRES
TOTAL IMPROVEMENT AREA: 9.43 ACRES
SITE ZONING: I-2
INTERIOR LANDSCAPE AREA:
EXISTING: + 3,719 SQ. FT.
PROPOSED: + 581 SQ. FT.
IMPERVIOUS AREA:
EXISTING: + 272,088 SQ. FT.
PROPOSED: + 278,888 SQ. FT.

LANDSCAPE REQUIREMENTS (AS PER ARTICLE 3.130 SECTION C)

	REQUIRED	PROVIDED
CANOPY TREES 0.43 ACRES x 3 TREES/ACRE	3 TREES	2 TREES
UNDERSTORY TREES 0.43 ACRES x 3 TREES/ACRE	3 TREES	2 TREES
SHRUBS 0.43 ACRES x 15 SHRUBS/ACRE	7 SHRUBS	7 SHRUBS

- PLAN NOTES:**
1. ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT WORK WILL NEED TO BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 2. ALL LANDSCAPING SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
 3. ALL TREES AND SHRUBS SHALL BE PLANTED WITH MULCH AND HAVE A MINIMUM DEPTH OF 18" MULCH.
 4. ALL NEW PLANT MATERIAL AND TURF AREAS SHOULD BE IRRIGATED.
 5. ALL SHRUBS TO BE 3" DIA. OF CROWN.
 6. ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS SHALL BE REPAIRED WITH FIBER, IN FIBER BEDS OR SOIL.
 7. ANY UTILITY STRUCTURE, LIGHT POLE, SIGN OR OTHER FEATURE MAY NOT BE ADDED TO ANY REQUIRED LANDSCAPE ISLAND IN SUCH A MANNER THAT WOULD REPLACE THE REQUIRED ELEMENT(S) (TREES, SHRUBS, ETC.).
 8. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING MATERIALS, INCLUDING TURF, AND IRRIGATION MATERIALS BOTH ON SITE, AND INSIDE THE ROW.

- PLANTING SCHEDULE NOTES:**
1. TREES AND SHRUBS SHALL BE OF THE HIGHEST QUALITY.
 2. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
 3. SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
 4. REQUIRED LANDSCAPING PLANS MUST BE SUBMITTED AND APPROVED BY THE CITY OF LA VERGNE PLANNING DEPARTMENT 60 DAYS PRIOR TO INSTALLATION.
 5. ALL IRRIGATION LAYOUT AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.



SITE ENGINEERING CONSULTANTS
SPECIALTY ENGINEERING
1000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
TEL: (954) 571-1111
WWW.SEC-FL.COM
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 12587
EXPIRATION DATE 12/31/2024



2 Ingram Boulevard
La Vergne, Tennessee

Landscape Plan
DATE: 08/14/2024
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
SCALE: 1" = 60'
SHEET NO.: 24136
OF 36

L1.0

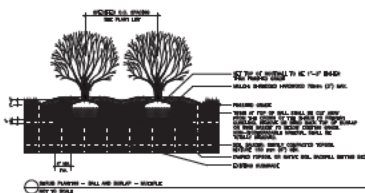


Diagram illustrating the Tree Planting Detail. The diagram shows a tree being planted in a hole. Key dimensions and components are labeled:

- Mound above 12" minimum above surface
- Tree width should be 1/2" to 1" wider than the hole
- Tree height should be 1/2" to 1" taller than the hole
- Soil to be placed around the hole
- Planting hole should be 1/2" to 1" wider than the hole
- Planting hole should be 1/2" to 1" deeper than the hole
- Planting hole should be 1/2" to 1" wider than the hole
- Planting hole should be 1/2" to 1" deeper than the hole

Tree Planting Detail
For Planting Lot Island or Median

MATCHED. TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS MATCHED BY BRANCH HEIGHT, OILPUR, HEIGHT OF TRUNK, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE.

- [illegible]

[illegible]

2 Ingram Boulevard
La Vergne, Tennessee

Landscape Details & Notes

TOTAL HOURS				
76:08-57-2028				
CITY/STATE				
M				
COUNTRY				
UNITED STATES				
SALE				
NA				
CITY				
CITY/STATE				

L2.0



Item #: 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 140, 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.

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

Mr. Danny Wamble is requesting approval of a concept plan and rezoning for Minerva Place, a PDR to consist of 19.25 acres. The accompanying rezoning request would change the acreage from R-1 and Agricultural to R-2 PDR, Planned Density Residential Zoning District (Medium Density Residential). R-2 would become the base zoning.

The purpose of the plan is to develop the property for construction of 119 dwelling units. The proposed dwelling units are to include single-family homes. There are no multi-family units proposed.

The property is located where Money Street and Minerva Drive intersect. The main zoning in the area is R-1 as well as Mixed Use Residential (High Density Res.) South and west of this site is zoned Innovation (Lighter Industrial) and, of course, Agricultural.

The Planning Staff have received no phone calls from neighbors and citizens about the rezoning request.

Staff Comments / Technical Items:

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

No comments.

Engineering (Gary Lide - glide@lavernetn.gov)

1. (For Information) Staff considers a PDR to be in lieu of the subdivision concept plan. Therefore, the requirements of a Concept Plan must be met.
2. Provide a traffic study meeting TDOT standards. (A project of this size will create approximately 952 trips per day, which is well over the threshold of 250 trips per day which requires a traffic study.
3. Provide hydraulic calculations specific to stormwater quantity requirements (pre- and post-) provided with descriptions and sizes of detention basins required. These calculations must meet the requirements of the Stormwater Management Ordinance (Municipal Code Title 14, Chapter 6).
4. Show all adjoining property owners with name and reference.
5. Label all adjoining streets on all plans
6. Show professional stamp of the design professional. It may be "For Review Only" rather than signed.

Utilities (Scott Tatalovich - statalovich@lavernetn.gov)

Water and sewer availability was requested 8/31/2026. Letters not written, yet. Water is available. 8-inch public sewer that runs through the property is not available (no remaining capacity). Two off-site public sewers to the south have capacity: one would require a private property easement to obtain access, and the other is in the intersection of Money St and Minerva Dr.

Codes (Joe White - jwhite@laveragnetn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@laveragnetn.gov)

No comments.

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

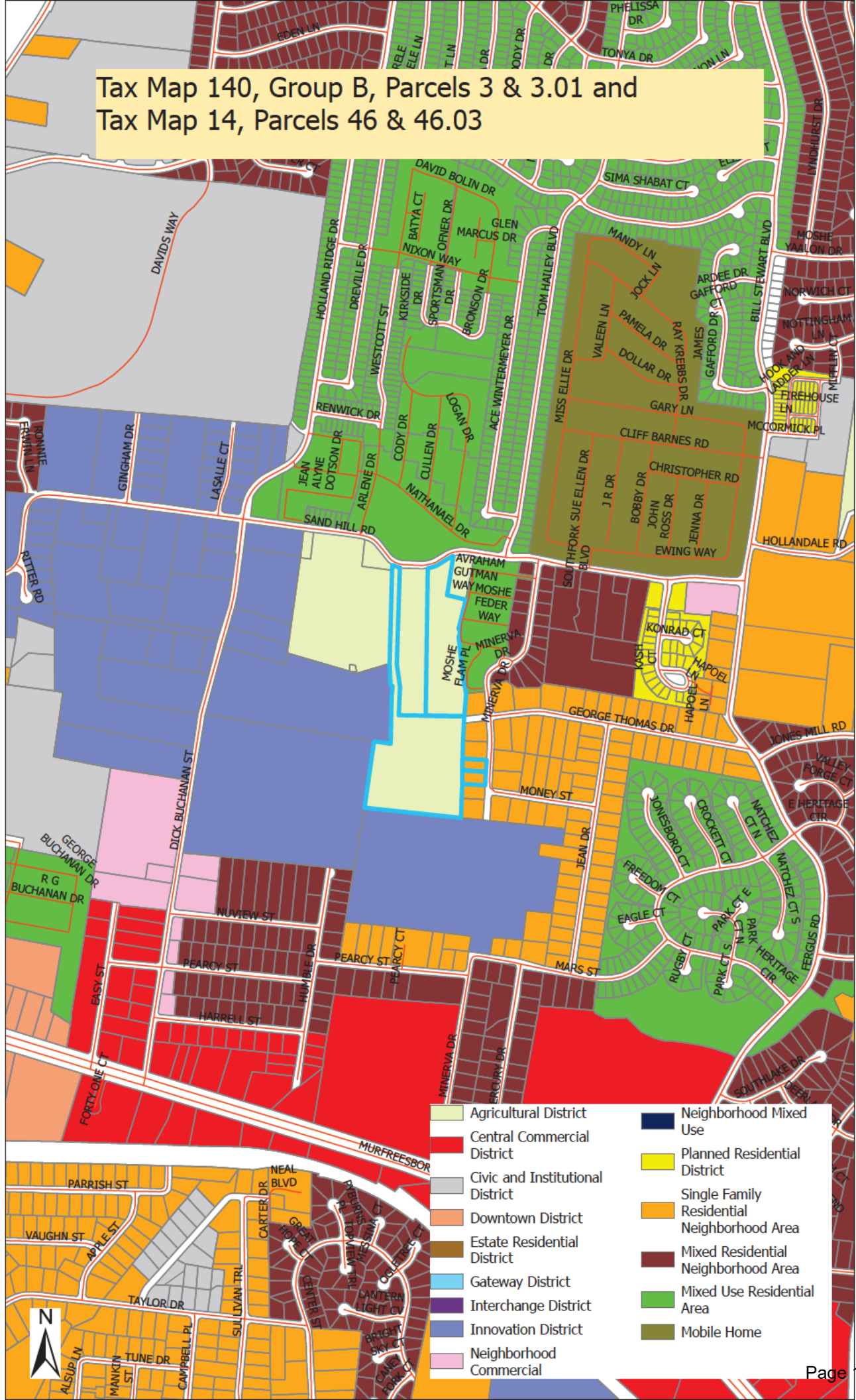
Tax Map 140, Group B, Parcels 3 & 3.01 and
Tax Map 14, Parcels 46 & 46.03



Tax Map 140, Group B, Parcels 3 & 3.01 and
Tax Map 14, Parcels 46 & 46.03



Tax Map 140, Group B, Parcels 3 & 3.01 and Tax Map 14, Parcels 46 & 46.03







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**

1680 George Thomas Drive
LaVergne, TN 37086

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

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

216 Centerview Dr.,
Nashville, Tennessee 37027

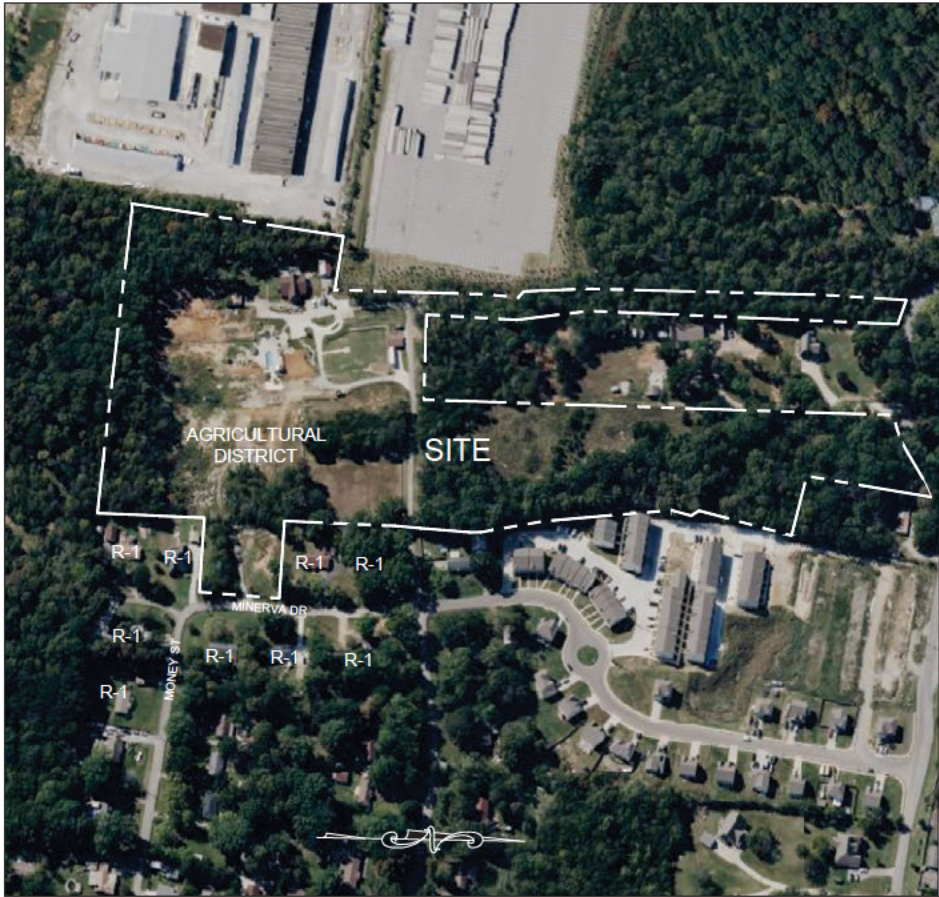
Contact: James D. Wamble, PE, RLS - (615) 251-9555
Email: [REDACTED]
Project Number: 249-0718

Date: August 28th, 2026

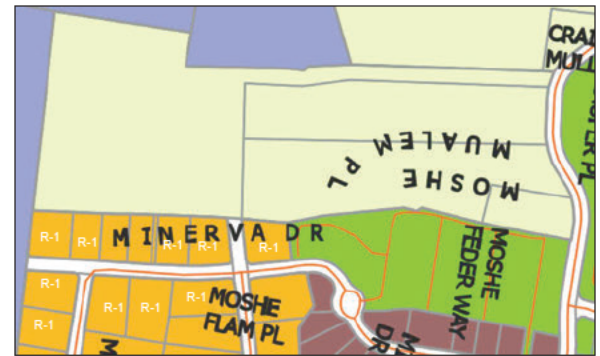


MINERVA PLACE - A RESIDENTIAL COMMUNITY
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

Cover Sheet - 1

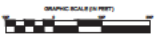
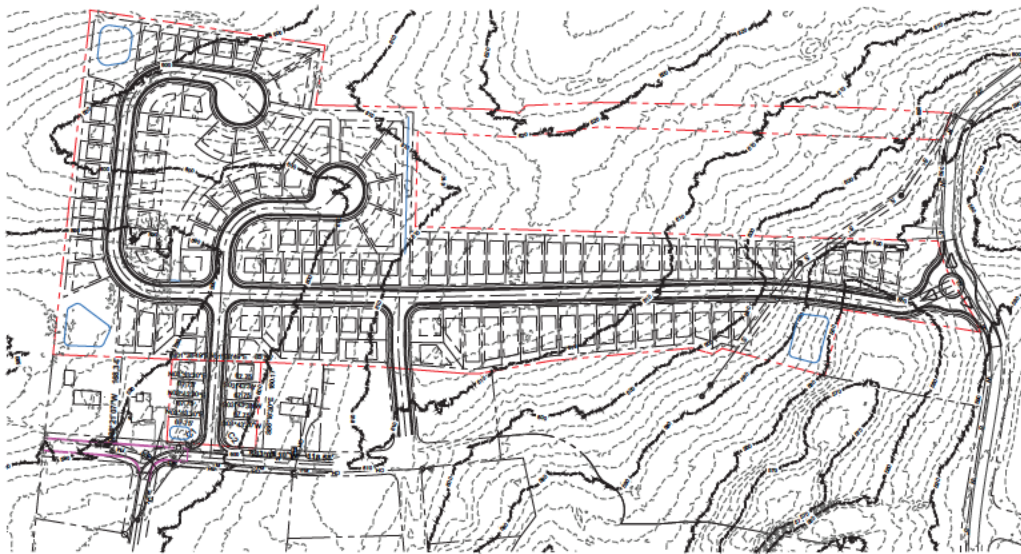


- Agricultural District
- Central Commercial District
- Civic and Institutional District
- Downtown District
- Estate Residential District
- Gateway District
- Interchange District
- Innovation District
- Neighborhood Commercial
- Neighborhood Mixed Use
- Planned Residential District
- Single Family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



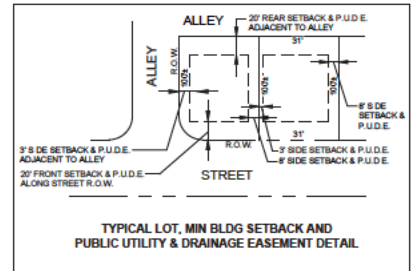
MINERVA PLACE - A RESIDENTIAL COMMUNITY
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

Existing Conditions - 3

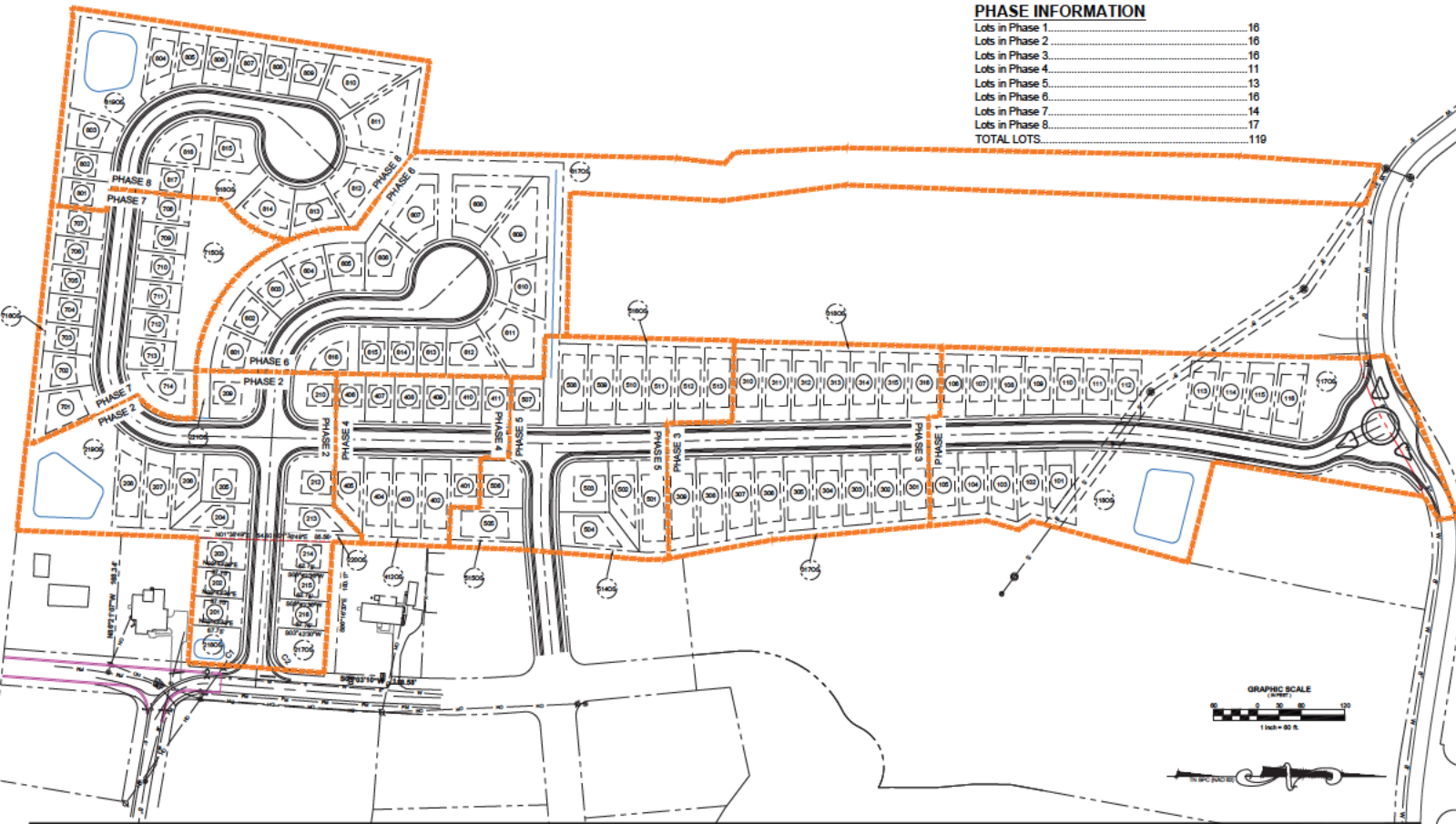


BULK STANDARDS

Acreage:	19.25 Acres
Total Number of Lots:	119 (SEE PHASING PLAN)
Smallest Lot Proposed:	2,600 sf. (Lot 401)
Height Allowed / Proposed:	3 story / 2 story
Smyrna Airport Height Restriction:	As shown on plan
Building Setbacks for Lots 101-128:	
Front:	20'
Side:	5'
Rear:	20'
Open Space:	
Total Open Space Req. / Provided:	20% / 27% (4.57 ac.)
Public Use Property Provided Lot 129:	4.36 ac.



PHASE INFORMATION	
Lots in Phase 1	16
Lots in Phase 2	16
Lots in Phase 3	16
Lots in Phase 4	11
Lots in Phase 5	13
Lots in Phase 6	16
Lots in Phase 7	14
Lots in Phase 8	17
TOTAL LOTS	119



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

PDR Phasing Plan - 5



ARCHITECTURAL STANDARDS

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



MINERVA PLACE - A RESIDENTIAL COMMUNITY

LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

Architectural Standards - 6

Character Images

GENERAL NOTES

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

ROADS, DRIVES, SIDEWALKS AND PARKING NOTES

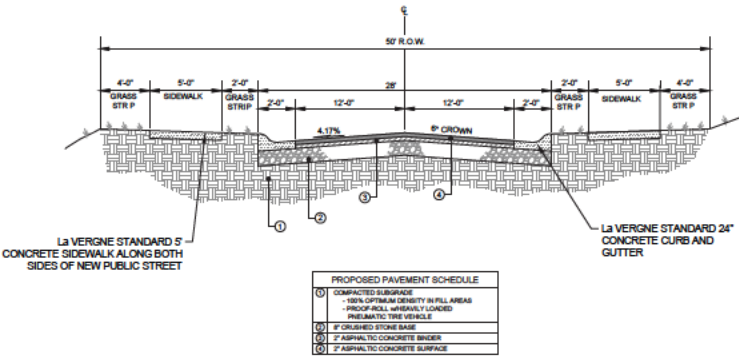
- 1. The developer's final construction drawings shall comply with the design regulations established by the City of La Vergne in effect at the time of the approval of the final development plan. Final design may vary based on field conditions.
- 2. Existing and proposed utilities, signs and power poles,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

WATER AND SEWER NOTES

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

LANDSCAPING NOTES

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



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.





Item #: 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.

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

The applicant is requesting site plan approval for a new building totaling 4,900 SF at a site located on Old Nash Hwy. The site is 0.85 acres. Structures will consist of a retail building, associated parking areas and driveways.

The structure will be built primarily of brick and masonry material. In addition, there are canopies with metal shown. The developer is proposing ample landscaping along with sod to be installed in areas with highest visibility.

The property is currently an abandoned construction site with a partially constructed building, but is otherwise vacant.

The driveways on the plan are indicated as the proper widths to meet the zoning ordinance. Twenty six (26) parking spaces are being provided where only 20 are required.

Staff Comments / Technical Items:

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

1. Total building square footage needs to be shown in Site Data Table.

Engineering (Gary Lide - glide@lavergnen.gov)

1. Provide a draft LTMA and LTMP fully filled out.
2. Provide bearings and distances around the property.
3. (Sheet C2.0) Provide a city standard commercial entrance ramp as per City Standard Detail C008
4. (Sheet C2.0) Add a dimension which located the building in a north/south direction in addition to the east/west dimension which has already been shown.
5. (For information) 4,800 SF of commercial/retail is estimated to generate about 192 trips per day (TPD). This is below the threshold requirement (250 TPD) for a traffic study. Therefore, no traffic study is required.
6. (Sheet C2.0) Provide dimensions from edge of parking to the property line on the northern boundary and on the northern portion of the eastern boundary.
7. (Sheet C3.0) Add EW3 to the structure table with all details.
8. (Sheet C3.0) Add detail design of outlet structure.
9. (For Information) Due to the lot coverage of this lot and the heavily developed area, the City Engineer considers this to be a priority construction site. Therefore, it must meet all requirements of the Stormwater Management Ordinance as per Section 14-603(2)(c)(iii) of said ordinance.
10. Provide stormwater quantity calculations
11. Provide stormwater quality calculations
12. (Sheet C3.0) Provide more detail regarding the roadside drainage along Old Nashville Highway west of EW3.

13. (Sheet C3.0) Provide more detail (spotshots, etc) along Old Nashville Highway between EW@ and EW3.
14. (Sheet C2.0) Show 5' wide sidewalk along Old Nashville Highway and within the public right-of-way.
15. Provide pipe sizing calculations (25-year storm)

Utilities (Scott Tatalovich - statalovich@laveragnetn.gov)

1. Water and sewer availability requested on 8/31/2026. Letters not written, yet. Public water is available provided they install an offsite FH, as shown on the plans. Public sewer is available.
2. Temporary construction easement will be required for FH installation at location shown on plans.
3. Gravity sewer service shall tap pipe with Romac CB Sewer saddle, not connect to manhole, as shown.
4. Install public sewer cleanout at ROW, per City Standards.
5. Install water meter box at ROW. Engineer may leave 2" water meter size reference for now, but water meter size and type is determined by City Meter Department Manager at time of water meter application based on fixtures within the building.
6. Locate backflow preventor at ROW downstream of water meter.

Codes (Joe White - jwhite@laveragnetn.gov)

No comment.

Fire (Curtis Brinkley - cbrinkley@laveragnetn.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.

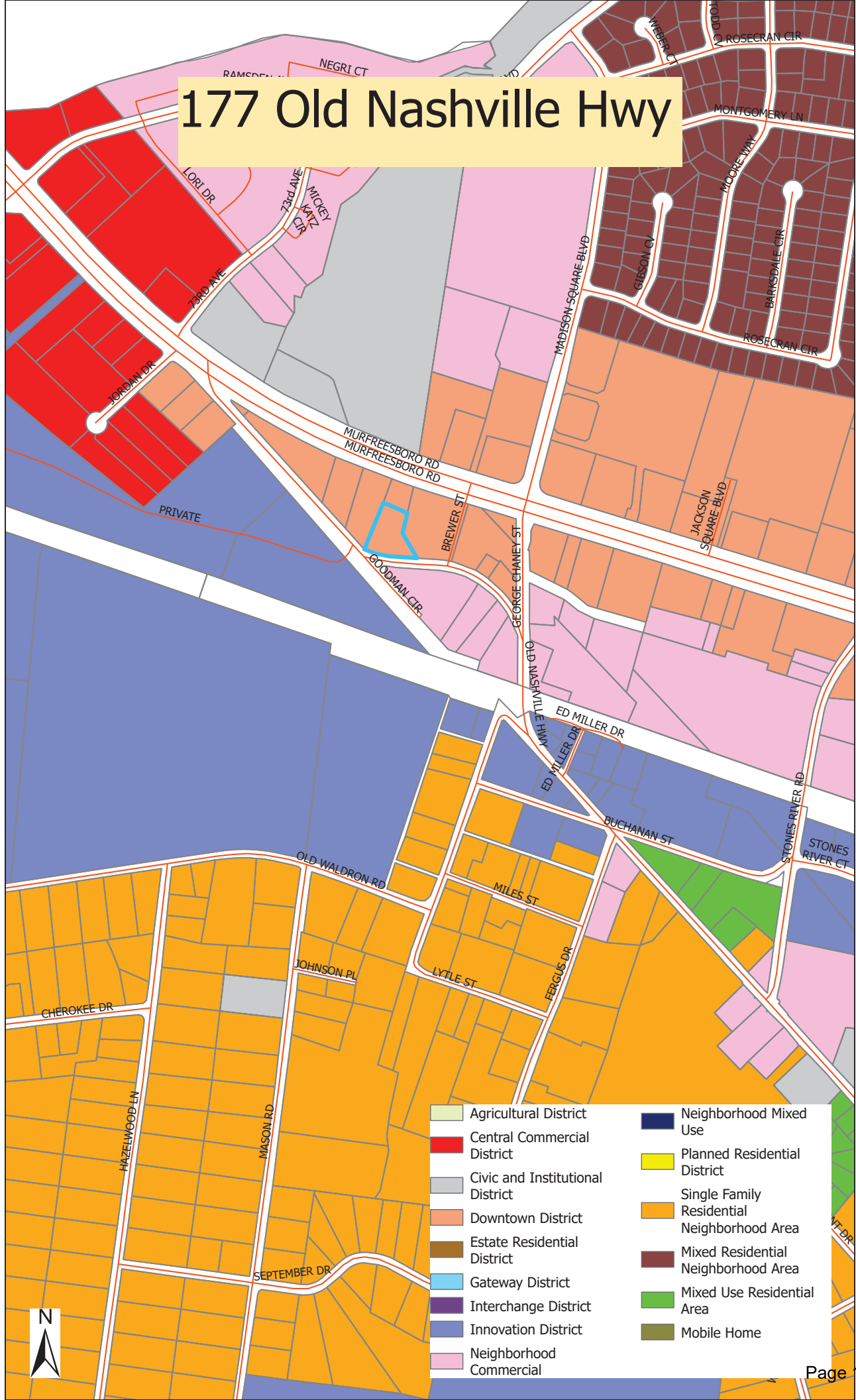
177 Old Nashville Hwy



177 Old Nashville Hwy



177 Old Nashville Hwy



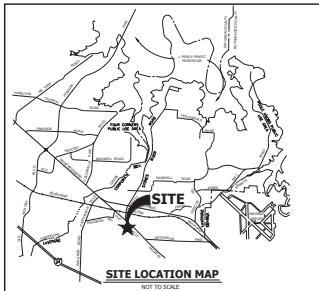




Site Construction Plans

177 OLD NASHVILLE HIGHWAY

La Vergne, Rutherford County, Tennessee



Owner/Developer:
REDOUR NAWKASS
609 Rocky Mountain Pkwy, Antioch, Tennessee 37013
Contact: Cleve Salmon - (615) 360-9263

Civil Engineering & Land Surveying:
Wamble & Associates, PLLC
216 Centerview Dr., Suite 180, Brentwood, TN, 37027
Contact: James D. Wamble, PE, RLS - (615) 251-9555

TABLE OF CONTENTS

Sheet Number	Sheet Title
C-0.0	Cover Sheet
C-1.0	Notes
C-1.1	Demolition Plan
C-2.0	Site Plan
C-3.0	Grading and Drainage Plan
C-3.1	Storm Pipe Profiles
C-4.0	Initial EPSC Plan
C-4.1	Interim EPSC Plan
C-4.2	Final EPSC Plan
C-4.3	EPSC Details
C-5.0	Utility Plan
C-5.1	Fire Hydrant Plan
C-6.0	Details
L-1.0	Landscape Plan
E-1.1	Photometric Plan

WATER & SEWER APPROVAL CERTIFICATE

CITY OF LA VERGNE HAS APPROVED THE PUBLIC WATER AND SANITARY SEWER LINE DESIGN FOR
177 OLD NASHVILLE HIGHWAY AND AGREES TO OWN, OPERATE AND MAINTAIN THE PROPOSED IMPROVEMENTS.
NAME: CITY OF LA VERGNE

BY: _____ DATE: _____

TITLE: _____
SCOTT TATOLOVICH
UTILITY ENGINEER

GRADING & DRAINAGE APPROVAL CERTIFICATE

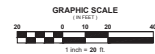
APPROVED BY THE CITY OF LA VERGNE ENGINEERING DEPARTMENT.

DATE: August 28, 2020
VMA NO: 1118-0226
SHEET NUMBER:
C-0.0



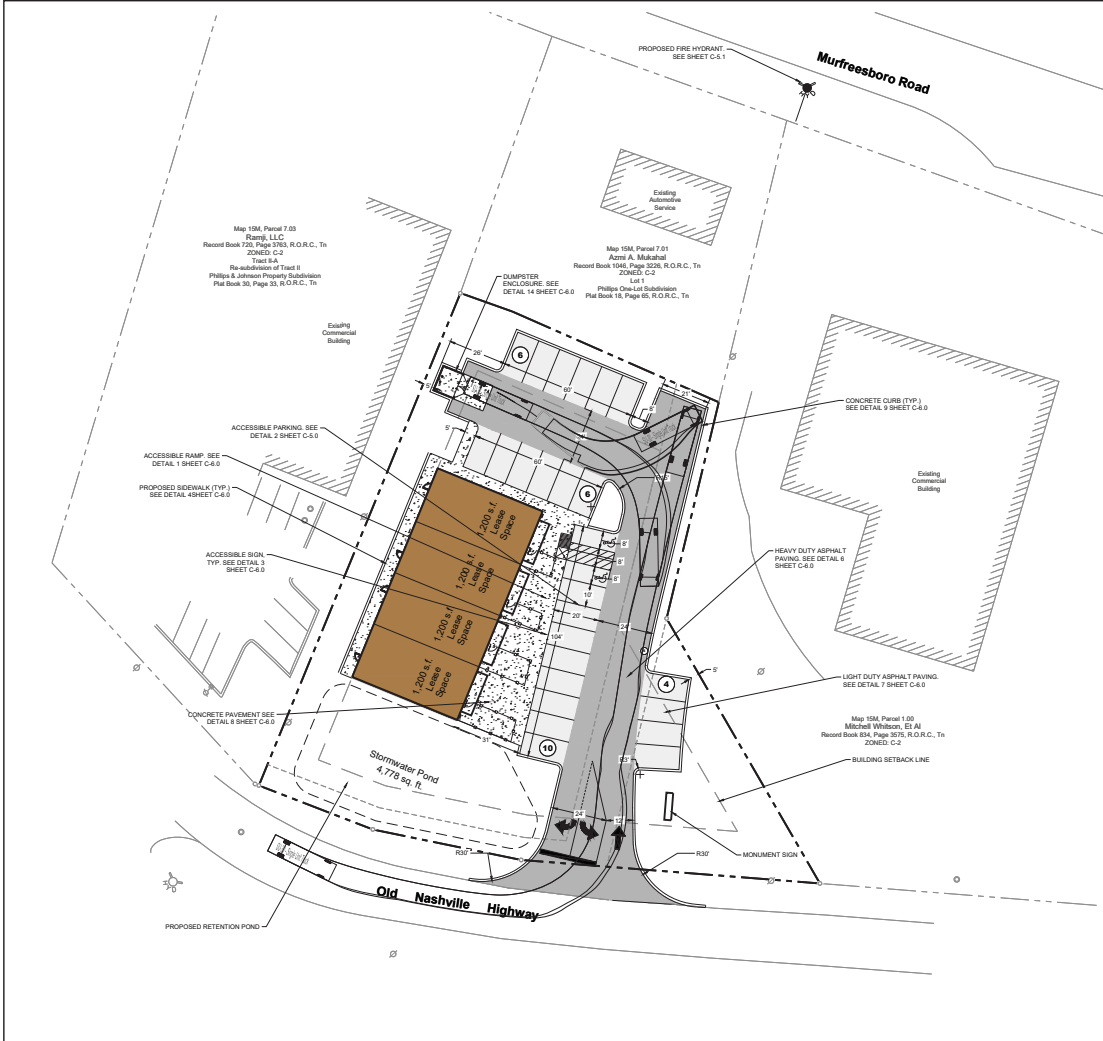
177 Old Nashville Highway
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE
OWNER: REDOUR NAWKASS
609 Rocky Mountain Pkwy
Antioch, TN 37013



[illegible]

The underground utilities have not been physically located. Above grade and underground utilities shown were taken from visible appearances at the site, public records and/or maps prepared by others. There are no guarantees that the underground utilities shown encompass all such utilities in the area, either in service or abandoned. Furthermore, this survey does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown on this survey is at the user's sole risk. The user acknowledges that the user has been advised of this limitation prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. 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 (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee code sec 161.1.



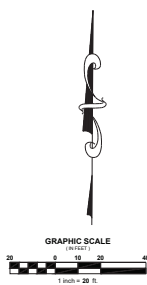


- GENERAL NOTES:**
1. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN SHALL MEET THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
 2. BOUNDARY AND TOPOGRAPHY INFORMATION SHOWN HEREON WERE TAKEN FROM GIS MAPS, PROPERTY DEEDS AND T.D.O.T. LOAD DATA. PRIOR TO FINAL DESIGN A CURRENT FIELD RUN BOUNDARY AND TOPO SURVEY WILL BE REQUIRED.
 3. CONSTRUCTION PLANS FOR THIS CONCEPT SHALL COMPLY WITH ALL LA VERGNE STORMWATER MANAGEMENT ORDINANCE REQUIREMENTS.
 4. WATER AND SANITARY SERVICE AVAILABILITY SHALL BE OBTAINED BY THE DEVELOPER FROM THE CITY OF LAVERGNE PRIOR TO PROCEEDING WITH ANY FINAL DESIGN.
 5. THE OWNER IS TO PAY THE REQUIRED FEE IN LIEU OF A SIDEWALK ALONG THE FRONTAGE.

SITE DATA TABLE		
MAP AND PARCEL NO.	15M-607.03	
EXISTING & PROPOSED ZONING	00	
FEMA FLOOD ZONE	Zone "X" (Outside 0.2% Chance Floodplain) Map	
STREET ADDRESS	177 Old Nashville Highway	
TOTAL SITE AREA	0.85 Ac. (See Records)	
COORDINATE	40°N 41°24'	
ADJACENT PROPERTY	45 Feet / 45 Feet	
FRONT YARD SETBACK	25 Feet / 25 Feet	
REAR YARD SETBACK	25 Feet / 25 Feet	
SIDE YARD SETBACK	25 Feet / 25 Feet	
PAVING DEPTH	18.2 inches / 20 inches	
TOTAL PARKING	38	

I hereby certify that I prepared this design plan for the design shown herein. I further certify that all engineering work was completed under direct supervision of a duly licensed Professional Engineer. The statements, opinions, and calculations contained in this drawing are true and correct to the best of my knowledge and belief.

Sealed True, EIT
Project Engineer
410 E. 5th St.
www.wamblenashville.com
08/20/20



WAMBLÉ & ASSOCIATES
Civil Engineering
Land Surveying
Land Planning

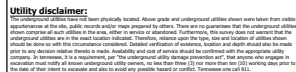
216 Centerville Dr., Ste 180
Barnwood, TN 37027
410.291.9300

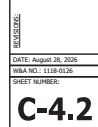
SITE PLAN

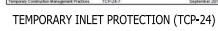
177 Old Nashville Highway

OWNER: RAMP, LLC
LAVERGNE, TENNESSEE
PROJECT NO.: 177-001
08/20/20

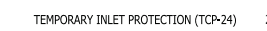
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VISA NO.: 1118-0126
SHEET NUMBER:
C-2.0







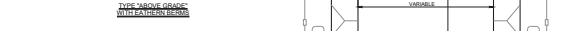
TEMPORARY INLET PROTECTION (TCP-24)



TEMPORARY INLET PROTECTION (TCP-24)



OUTLET PROTECTION (PESC-07-1)



TYPE "ABOVE GRADE"
WITH EARTHEN BERMS



1000



Volume 4
Stormwater Best Management Practices -
Permanent E&S Control Management Practices, PBSC-02-4 February 2008



CONSTITUTIONAL (FOR 22)



INLET FILTER



RESERVED 1



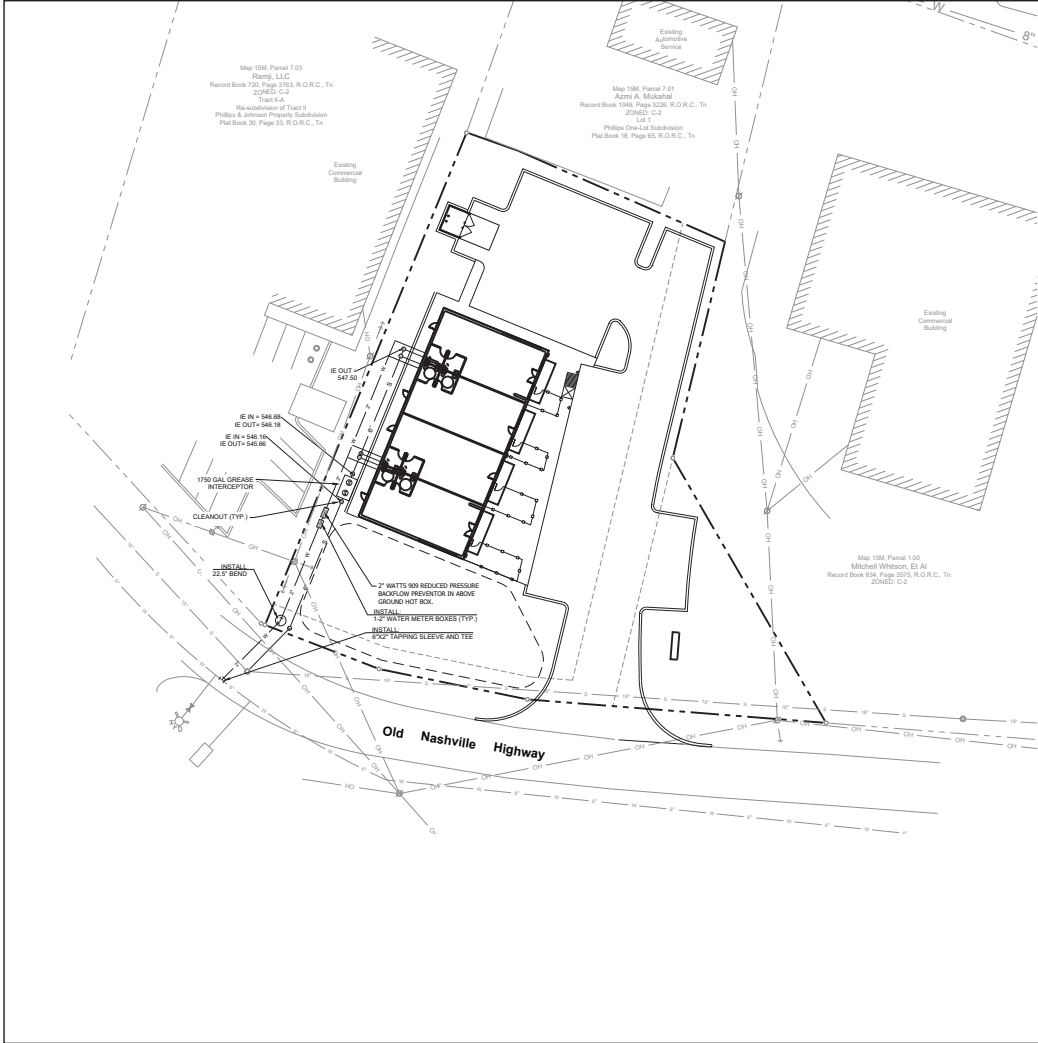
RESERVED



RESERVED

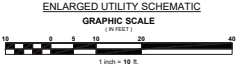


RESERVED 5



- WATER NOTES**
1. ALL WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS OF THE CITY OF LAWRENCE.
 2. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND SIZE OF ALL EXISTING UTILITIES. IF ANY EXISTING LINES ARE COARD DURING EXCAVATION THAT ARE NOT SHOWN ON THE DRAWINGS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
 3. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE PERFORMED IN A MANNER THAT WILL PROVIDE AT A MINIMUM OF 12" VERTICAL SEPARATION BETWEEN THE WATER MAIN AND THE SANITARY SEWER LINE.
 4. REQUIRED COVER FOR LA VERGNE PUBLIC WATERLINES IS 36" FOR WATER LINES 18" AND SMALLER, AND 48" FOR WATER LINES LARGER THAN 18".
 5. EXCAVATION FOR WATER MAIN AND SANITARY SEWER LINE SHALL BE UNCLASSIFIED AND SHALL EXTEND 2' TO 3' BELOW THE BOTTOM OF THE SANITARY SEWER PIPE AND 2' BELOW THE BOTTOM OF THE WATER PIPE IF IN ROCK.
 6. WATER LINE PIPE TO BE BACKFILLED TO SUBGRADE WITH ENGINEERED FILLED MATERIAL, COMPACTED TO 90% OPTIMUM DENSITY IN ALL AREAS WHERE UTILITIES ARE PLACED IN EXCAVATION ACCORD WITH NO. 47 SPECIFICATIONS.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL APPLICABLE UTILITY SERVICE FEES AND/OR CHARGES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING SEQUENCING OF CONSTRUCTION OF ALL UTILITIES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SERVICES. SANITARY SEWER SERVICES OR EXISTING SERVICES THAT FORMER OR TELEPHONE POLE LOCATIONS DO NOT CONFLICT WITH WATER GROUND UTILITIES.
 9. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND SUPPLIES REQUIRED FOR SERVICE AS INDICATED ON THESE PLANS AND SHALL PROVIDE A COMPLETE RECORDING SYSTEM APPROVED BY THE CITY OF LAWRENCE.
 10. CONTRACTOR TO OBTAIN A COPY OF THE CITY OF LAWRENCE WATER SPECIFICATIONS AND KEEP A SET ON THE JOB SITE DURING CONSTRUCTION.
 11. ALL WATER LINES SHALL BE INSTALLED ACCORDING TO THE CITY OF LA VERGNE SPECIFICATIONS.
 12. SEE ARCHITECTURAL PLAN FOR SUBMETER FOR WATER FOR EACH TENANT SPACE.

- SANITARY SEWER NOTES**
1. THE CONTRACTOR'S FIELD REPRESENTATIVE SHALL NOTIFY THE WATER AND SEWER DEPARTMENT PRIOR TO COMMENCING ANY WORK ON THE PROPOSED IMPROVEMENTS.
 2. SEWER IMPROVEMENT CONSTRUCTION SHALL BE ACCOMPLISHED IN STRICT COMPLIANCE WITH THE CURRENT SPECIFICATIONS AND COORDINATE WITH THE CITY OF LAWRENCE. THE FULL TEXT OF THE SPECIFICATIONS CAN BE OBTAINED FROM THE WATER AND SEWER DEPARTMENT.
 3. ALL AND ANY FEES, LICENSES, AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED PRIOR TO INTENTION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.
 4. SEWER IMPROVEMENT CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND FINAL ACCEPTANCE OF THE WATER AND SEWER DEPARTMENT.
 5. THE OWNER DOES NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT DURING CONSTRUCTION UTILITIES OTHER THAN THOSE SHOWN ARE BE RECONSTRUCTED OR THAT ACTUAL LOCATION OF THESE WORKS MAY BE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DOCUMENTS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL AT HIS OWN EXPENSE, FURNISH ALL LARGES AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEEMPTLY ESTABLISH THE PORTION OF UNDERGROUND UTILITY LINES.
 6. ALL PRESSURE SEWER ISOLATION VALVES SHALL BE TRUE UPON VALVE VALVES.
 7. ALL PARTS OF THE SEWER COLLECTION SYSTEM SHALL BE INSTALLED ACCORDING TO THE CITY OF LA VERGNE SPECIFICATIONS.

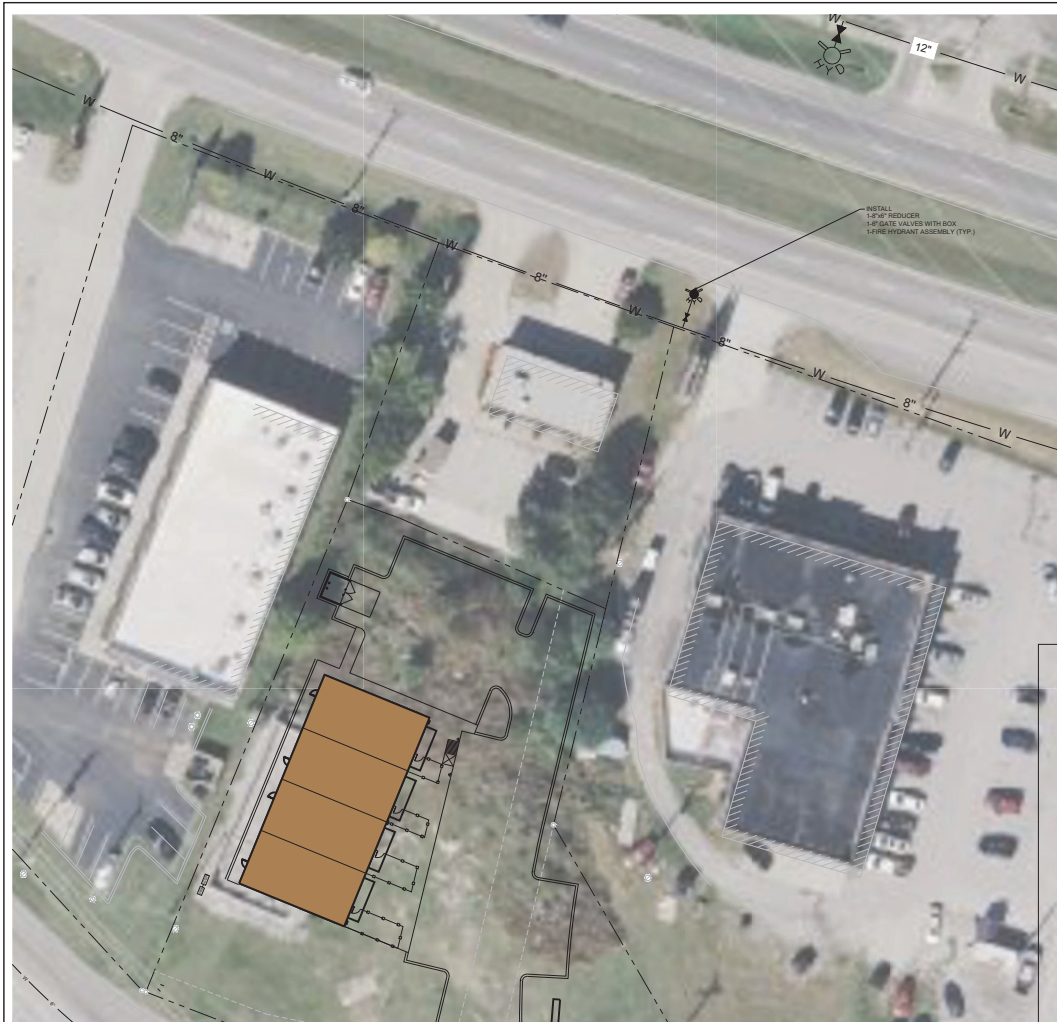


WAMBLE & ASSOCIATES
Civil Engineering
Land Surveying
216 Centerville Dr., Ste 180
Brentwood, TN 37027
412.931.9303

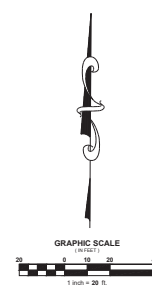
SITE UTILITY PLAN
177 Old Nashville Highway
LA VERGNE, TENNESSEE
OWNER: LA VERGNE CITY
PROJECT: LA VERGNE CITY
08/15/2020

JAMES D. WAMBLE
Professional Engineer
State of Tennessee
License No. 1118-0226

DATE: August 18, 2020
VINA NO: 1118-0226
SHEET NUMBER:
C-5.0



- WATER NOTES**
1. ALL WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATION OF THE CITY OF LAVERGNE AND THE TENNESSEE DEPARTMENT OF HEALTH AND ENVIRONMENT.
 2. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND SIZE OF ALL EXISTING UTILITIES. IF ANY EXISTING LINES ARE FOUND DURING EXCAVATION THAT ARE NOT SHOWN ON THE DRAWINGS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
 3. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE PERFORMED IN A MANNER THAT WILL PROVIDE AT A MINIMUM OF 12" HORIZONTAL, AND/OR 18" VERTICAL SEPARATION BETWEEN THE WATER MAIN AND THE SANITARY SEWER LINE.
 4. WATER MAIN TO BE INSTALLED WITH A MINIMUM COVER OF 36" IN ROADWAYS & 30" IN ALL OTHER AREAS.
 5. EXCAVATION FOR WATER MAIN AND SANITARY SEWER LINE SHALL BE UNCLASSIFIED AND SHALL EXTEND TO 6" BELOW THE BOTTOM OF THE SANITARY SEWER PIPE AND 6" BELOW THE BOTTOM OF THE WATER PIPE IF IN ROCK.
 6. WATER LINE PIPE TO BE BACKFILLED TO SURFACE WITH ENGINEERED FILLED MATERIAL COMPACTED TO 95% OPTIMUM DENSITY IN ALL AREAS WHERE UTILITIES ARE PLACED IN ROADWAY BACKFILL WITH NO. 67 GRADED STONE.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL APPLICABLE UTILITY SERVICE FEES AND/OR CHARGES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING SEQUENCING OF CONSTRUCTION OF ALL UTILITIES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES OR STORM SEWERS AND THAT POWER OR TELEPHONE POLE LOCATIONS DO NOT CONFLICT WITH UNDERGROUND UTILITIES.
 9. WATER SERVICES TO BE 3/4" FLEX. TAPE ON WATER MAIN SPACED 30' APART AS SHOWN HEREON. WATER SERVICE TO INCLUDE INSTALLATION OF METER BOXES BY CONTRACTOR WITHOUT METER. METERS TO BE SUPPLIED BY THE CITY OF LAVERGNE. WATERMETERS TO BE LOCATED ON THE R.O.B. LINE.
 10. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND SUPPLIES REQUIRED FOR SERVICE AS INDICATED ON THESE PLANS AND SHALL PROVIDE A COMPLETE INSURING SYSTEM APPROVED BY THE CITY OF LAVERGNE.
 11. CONTRACTOR TO OBTAIN A COPY OF THE CITY OF LAVERGNE WATER SPECIFICATIONS AND KEEP A SET ON THE JOB SITE DURING CONSTRUCTION.
 12. REQUIRED COVER FOR LAVERGNE PUBLIC WATERLINES IS 36" FOR WATER LINES 18" AND SMALLER, AND 42" FOR WATER LINES LARGER THAN 18".





WAMBLE & ASSOCIATES
Civil Engineering
Land Surveying
216 Cordell Dr., Ste 180
Brentwood, TN 37027
415.251.9335

FIRE HYDRANT PLAN
177 Old Nashville Highway
LAVERGNE, LUTHERBURGH COUNTY, TENNESSEE
CITY OF LAVERGNE
Nashville, Tennessee
088 Highway, TN 37025



DATE: August 28, 2025
VISA NO.: 1118-0126
SHEET NUMBER:
C-5.1



- THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.
- THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AGGREGATE REMOVAL BASIS. SAID REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY TESTING USING OK-110 MEDIA (SILICA SAND OR EQUIVALENT) AND 300 mg/L INFLUENT CONCENTRATION. SAID FULL-SCALE TESTING SHALL HAVE INCLUDED SENSITIVE CAPTURE BASED ON ANNUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.
 - OR-
 - THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH d_{50} 75 MICRON AND 200 MG/L INFLUENT CONCENTRATION.
 - OR-
 - THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS PER PREVIOUS 2013 NJDEPNJCAT HDS PROTOCOL.



PLAN VIEW
NOT TO SCALE

- ENGINEER / CONTRACTOR TO CONFIRM PIPE MATERIALS AND APPLICABLE ADAPTERS
- CONTRACTOR IS RESPONSIBLE FOR MATERIAL AND LABOR TO BRING CASTINGS TO FINISHED GRADE
- CONTRACTOR TO MEASURE HEIGHT OF STRUCTURE TO ENSURE THAT DEPTH OF EXCAVATION IS CORRECT.
- UNIT SHALL CONFORM TO HS20-44 LOAD RATINGS.

[illegible]

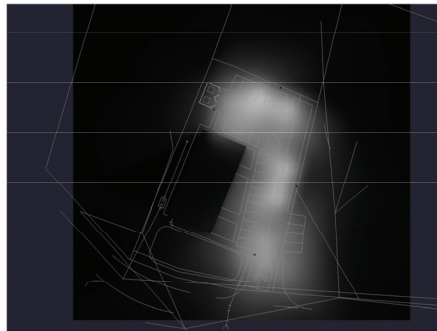
01 02 03 04 05

TARGETING:IES RECOMMENDATIONS

NOTES:
- WHEN THE LUF IS NOT 0.9 OR 1.0 THE WATTAGE INFORMATION WILL BE CONSIDERED AS APPROXIMATE.
- MODEL USED REPLACESIES OF 0.9 U.S.A.
- LUMINAIRES WERE DESIGNED WITH PROPOSED OUTPUTS AND OPTICS
- LUMINAIRES WERE PLACED AT PROPOSED LOCATIONS

Luminaire Schedule		Qty		Label		Arrangement		Luminaire		LLF		Luminaire		Total		Description		[MANUFAC]	
2	P1	Single	800	1,000	50.7	50.7	101.4	VEK-II_7L_32LD_5_30K8_BHS_ies	VISIONARE LIGHTING LLC										
1	P2	Single	800	1,000	50.7	50.7	101.4	VEK-II_7L_32LD_5_30K8_BHS_ies	VISIONARE LIGHTING LLC										
1	P3	Single	800	1,000	50.7	50.7	101.4	VEK-II_7L_32LD_5_30K8_BHS_ies	VISIONARE LIGHTING LLC										

Calculation Summary		Label		CalcType		Units		Avg		Max		Min		Avg/Min		Max/Min		Point		Calc. Plane	
PARKING	Brightness	Fc	1.11	2.6	0.3	3.70	8.67														
PROPERTY LINE	Brightness	Fc	0.10	0.4	0.0	N.A.	N.A.														



01 02 03 04 05



Old Nashville Highway
177 Old Nashville Highway
Nashville, TN 20

PROJECT NO.	100
DATE	08/01/20

PHOTOMETRIC PLAN

E1.1



Item #: 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.

Reviewed By:
Bo Logan, City Planner

Summary:

The purpose of this resubdivision plat is to move the lot line between Tract 10A and Tract 10B.

On behalf of their client, Wamble & Assoc. is requesting approval of the final plat for Jackson Square Subdivision, Resubdivision of Tract 10A & 10B. The property is currently zoned DD - Downtown.

The property is located at 6001 Jackson Square Blvd. The proposed layout shows two lots on 9.68 Acres.

The ID for the property is (Tax Map 15, Parcels 2.07 & 2.09).

Staff Comments / Technical Items:

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

1. Inside the Site Data Table, the 2nd "D" stands for District, not Development. It should say Downtown District.

Engineering (Gary Lide - glide@lavergnethn.gov)

1. Building footprint shown on Parcel 015-002.01 is inaccurate. The portion of the existing building shown crossing the property line no longer exists. Please update.

Utilities (Scott Tatalovich - statalovich@lavergnethn.gov)

No comment.

Codes (Joe White - jwhite@lavergnethn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergnethn.gov)

No comments.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all

technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

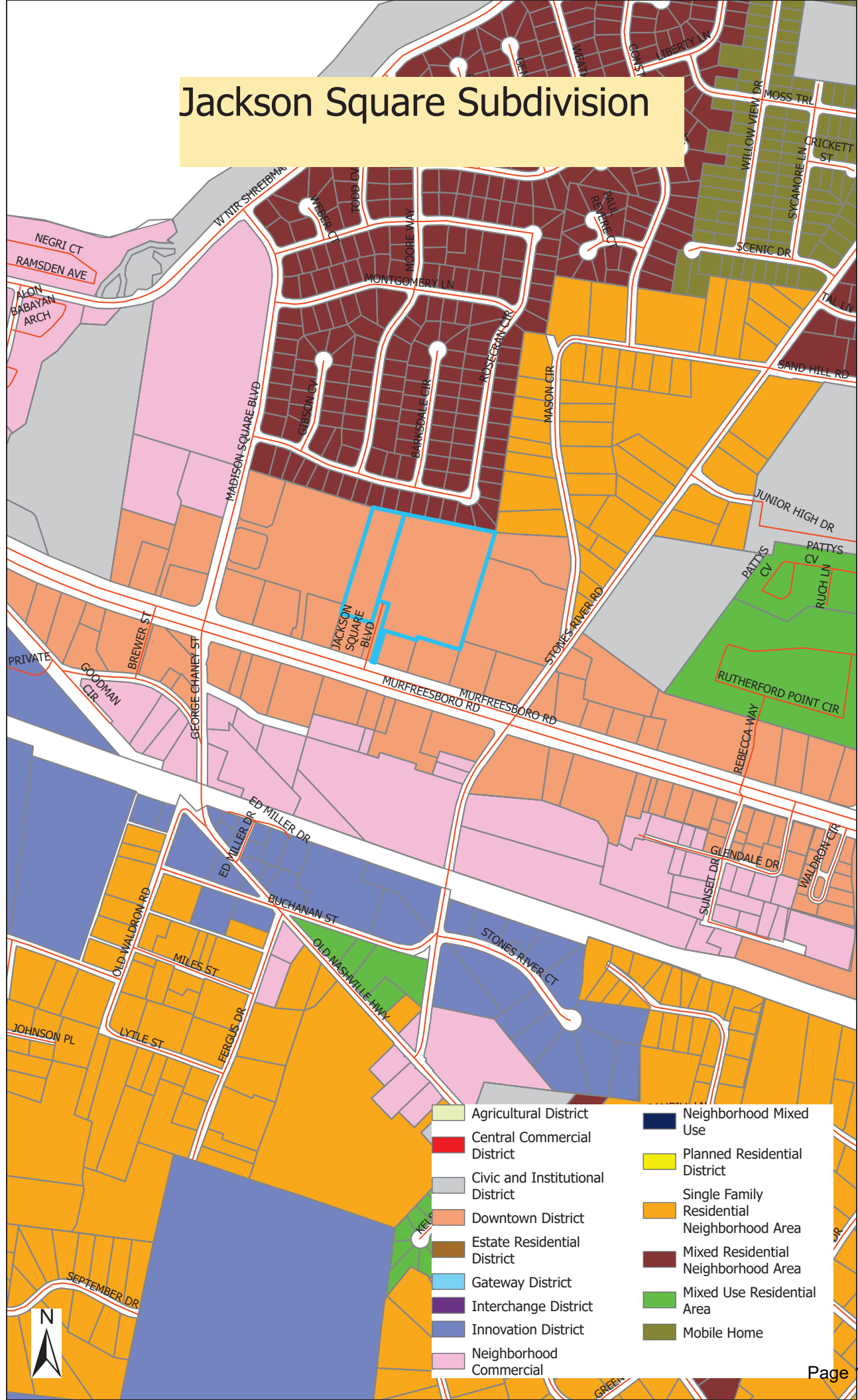
Jackson Square Subdivision



Jackson Square Subdivision



Jackson Square Subdivision

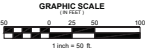
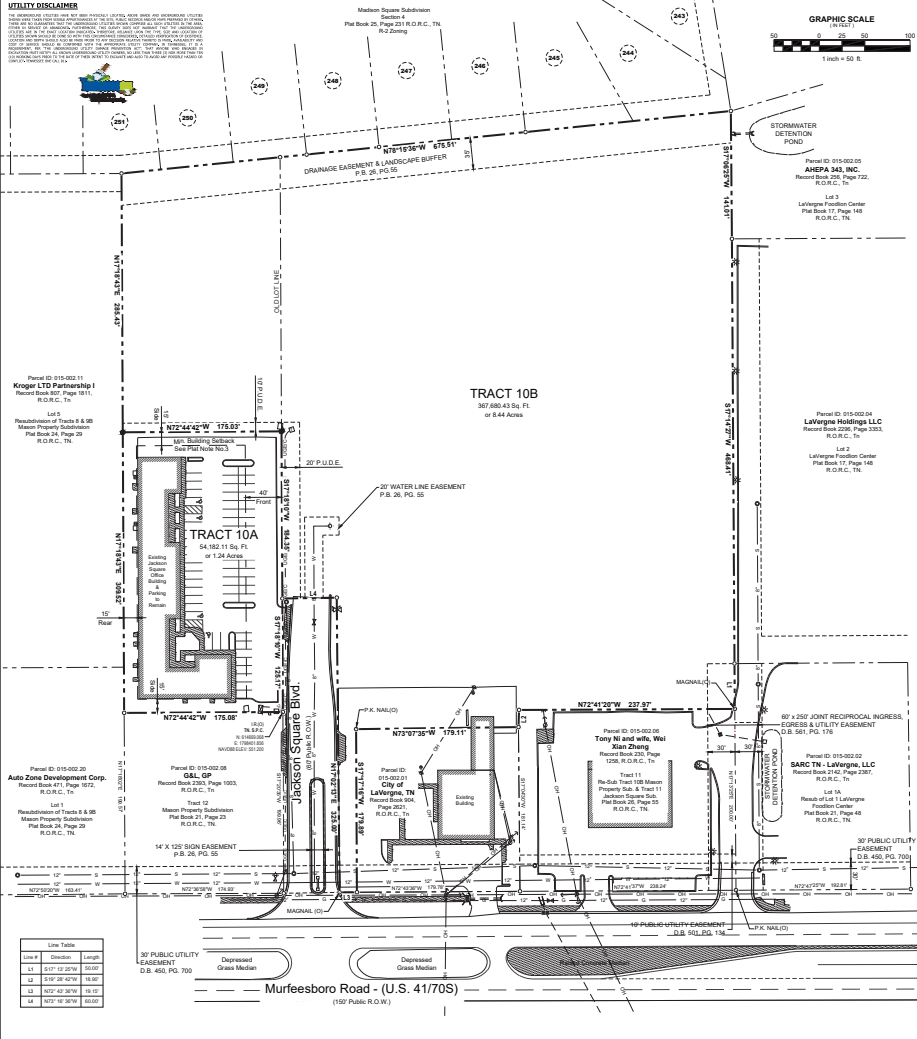








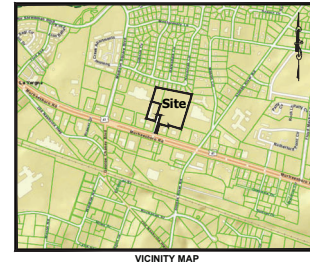
UTILITY DISCLAIMER
THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE.



- LEGEND**
- Utility Pole
 - Utility Pole w/ Lamp
 - Light Pole
 - Fire Hydrant
 - Valve
 - Sanitary Sewer Manhole
 - Overhead Utility Lines
 - Underground Communication Lines
 - Underground Electric Lines
 - Sanitary Sewer Line
 - Water Line
 - Iron Rod (NO I.O.M.)
 - Iron Rod (w/ I.O.M.)
 - Concrete Foundation

PLAT NOTES

- The purpose of this resubdivision plat is to move the lot line between Tract 10A and Tract 10B.
- Property is Currently Zoned DD (Downstream Development).
- Minimum building setback lines for Tract 10A shall be as shown on this plat, minimum building setback lines for Tract 10B shall be per the City of La Vergne Zoning Ordinance.
- A review of FEMA Flood Community Map Panel No. 47164C0101, dated May 8, 2022, shows that the surveyed property does not lie within an area identified as a "Special Flood Hazard" zone. The entire property is included within Zone "X" - Area of Moderate Flood Hazard.
- Utility shown hereon were taken from visible structures in the field. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources. See Utility Disclaimer hereon.
- Readings shown hereon based on Tennessee State Plane (NAD83).
- Public utility and drainage easements 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, stormwater, water lines, and drainage pipes.
- The property is currently served by public water, sanitary sewer by the City of La Vergne and electricity provided by Nashville Electric Service, Natural Gas by Atmos Energy Corporation, Telephone, Cable TV and Internet by various providers.
- Each lot shall have its own water and sewer service.
- This is a Global Positioning System (GPS) Survey, boundary data was observed on April 20, 2023 using the following equipment and criteria:
 - Global Navigation Satellite System (GNSS) Multi-Frequency Base-Rover Carlson 2902.
 - Tennessee Department of Transportation (TDOT) Continuously Operating Reference Station (CORS) Network.
 - Bearings and Coordinates shown hereon are based on the Tennessee State Plane Coordinate System, North American Datum (NAD83), Realization 2011, Epoch 2010.00.
 - Observations shown, are based on NAVD83 using GEOID18.
 - Data collection scheme used modified radial techniques with data evaluations based on point accuracy as opposed to loop closures. Single control points were observed multiple times with the average value being used with GNSS Real-time Kinematic (RTK) observations with loss of satellite lock and re-initialization between control points regardless of time or distance separation.
 - All dimensions shown hereon being horizontal ground values.
 - The accuracy of the GPS vectors does not exceed: H:0.05', V:0.05'.
- Tract 10B is subject to lateral easements for storm water drainage from adjoining Tract 11 as per Deed Book 201, Page 1258, R.O.R.C. TN, and from the lots in the adjoining Lafayette Foothill Center Subdivision, Plat Book 17, Page 148, Plat Book 17, Page 187 and Plat Book 21, Page 48 as per Deed Book 501, Page 131, R.O.R.C. TN.
- The recording of this plat, including and superseding the recording of Tract 10A on the First Plat of Jackson Square Subdivision as of record in Plat Book 20, Page 8, R.O.R.C. TN, and the recording of Tract 10B on the First Plat of the Resubdivision of Tract 11, Mason Property Subdivision and Tract 10B, Jackson Square Subdivision as of record in Plat Book 20, Page 8, R.O.R.C. TN.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced by the state and page numbers in the Record and County Register Office shown herein, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that I (we) or my (our) successors in interest, irrevocably dedicate for all public ways, utilities and other facilities have been filed.

Tract 10A - Jackson Square Subdivision - Plat Book 20 Page 8
Owner: 1565 Properties, LLC
Deed Reference: Record Book 1738, Page 2044, R.O.R.C. TN.

By: _____ Date: _____

Tract 10B - Jackson Square Subdivision - Plat Book 20 Page 8
Owner: 1565 Properties, LLC
Deed Reference: Record Book 2044, Page 2165, R.O.R.C. TN.

By: _____ Date: _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the plan shown and described hereon is true and correct and that this survey exceeds the minimum requirements of an "Accurate Surveying Survey", Category "A", as per current Standards of Practice adopted by the Board of Examiners for Land Surveyors for the State of Tennessee.

Date: _____ Secretary, Planning Commission

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plan shown and described hereon is true and correct and that this survey exceeds the minimum requirements of an "Accurate Surveying Survey", Category "A", as per current Standards of Practice adopted by the Board of Examiners for Land Surveyors for the State of Tennessee.

Surveyor: James C. Taylor, P.L.S., No. 157
Date: August 26, 2023

SITA DATA TABLE	
Rutherford Co. (Parcel ID Number)	010-00700
Current Street Addresses	6001 Jackson Square Blvd
Owner: Tract 10A	1565 Properties, LLC 1565 Murfreesboro Road Brentwood, TN 37027
Owner: Tract 10B	City of La Vergne 5009 Murfreesboro Road La Vergne, TN 37087
Total Site Area	421,885.47 Sq. Ft. or 9.60 Acres
Current Zoning	DD (Downstream Development)
U.S. FEMA Flood	Zone "X" - Map 47164C0101 (5-20-2022)
Land Surveyor	Wamble & Associates, PLLC 276 Centerville Drive, Suite 100 Brentwood, TN 37027 Phone: (615) 251-5555 email: jay@wambleandassociates.com
Total number of lots	2

FINAL PLAT
RESUBDIVISION OF
TRACT 10A AND 10B
JACKSON SQUARE SUBDIVISION
JACKSON SQUARE BLVD AT MURFreesBORO ROAD
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

Prepared For:
The Industrial Development Board of the City of La Vergne, TN
Land Surveyor:



Civil Engineering - Land Surveying - Land Planning
210 Governors Dr., Suite 100, Brentwood, TN 37027
615-251-5555

Sheet No. 1 of 1
Date: August 26, 2023
1565A File No. 144-0226



Item #: 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.

Reviewed By:
Bo Logan, City Planner

Summary:

Huddleston - Steele, Inc. is requesting approval of a rezoning for property located at 388 and 392 Old Nashville Highway (Tax Map 17E, Group B, Parcels 21 & 22). The accompanying rezoning request would change the acreage from R-1 (Single Family) to NCD (Neighborhood Commercial) Zoning.

The applicant also submitted a concept plan (non-binding) that shows the intention for the property is to develop an 18,000 SF building there.

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

The main zoning in the area is R-1 (Single Fam). West of this site is zoned R-1 and so is the spine of Old Nashville. South of the site is zoned Mixed Residential - R2. The rest of the area is entirely zoned R-1.

The Planning Staff have received no phone calls from neighbors and/or citizens about the rezoning request.

Staff Comments / Technical Items:

Planning (Bo Logan - blogan@lavergn.net; and Jake Blair - jblair@lavergn.net)

1. The concept plan (although non-binding since this is only rezoning phase) shows the intention for the property is to develop a large 18,000 SF building on this site. The NCD District is designed for small, neighborhood retail including book stores, coffee shops, ice cream shops, a bakery, etc. The 18,000 SF building does not fit the character of the NCD district.

Engineering (Gary Lide - glide@lavergn.net)

1. (For Information) Since this is a non-PDR rezoning, the Concept Plan was not reviewed. All comments specific to the Concept Plan will be provided at the appropriate time in the process, should the rezoning be approved.
2. (For Information) If the rezoning is approved, the engineer should submit a TDOT traffic study screening form to the City Engineer to determine what level of traffic study may be required. This should be done well in advance of the Concept Plan submittal in order to avoid delays in the review process. If required by the screening form, a Concept Plan submittal without a traffic study will be considered incomplete by the Engineering Department.

3. (For Information) If the rezoning is approved. A Concept Plan submittal must also include stormwater detention calculations sufficient to act as proof of concept for the stormwater quantity detention. A Concept Plan submittal that does not include these calculations will be considered incomplete by the Engineering Department.

Utilities (Scott Tatalovich - statalovich@lavergnethn.gov)

No comment.

Codes (Joe White - jwhite@lavergnethn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergnethn.gov)

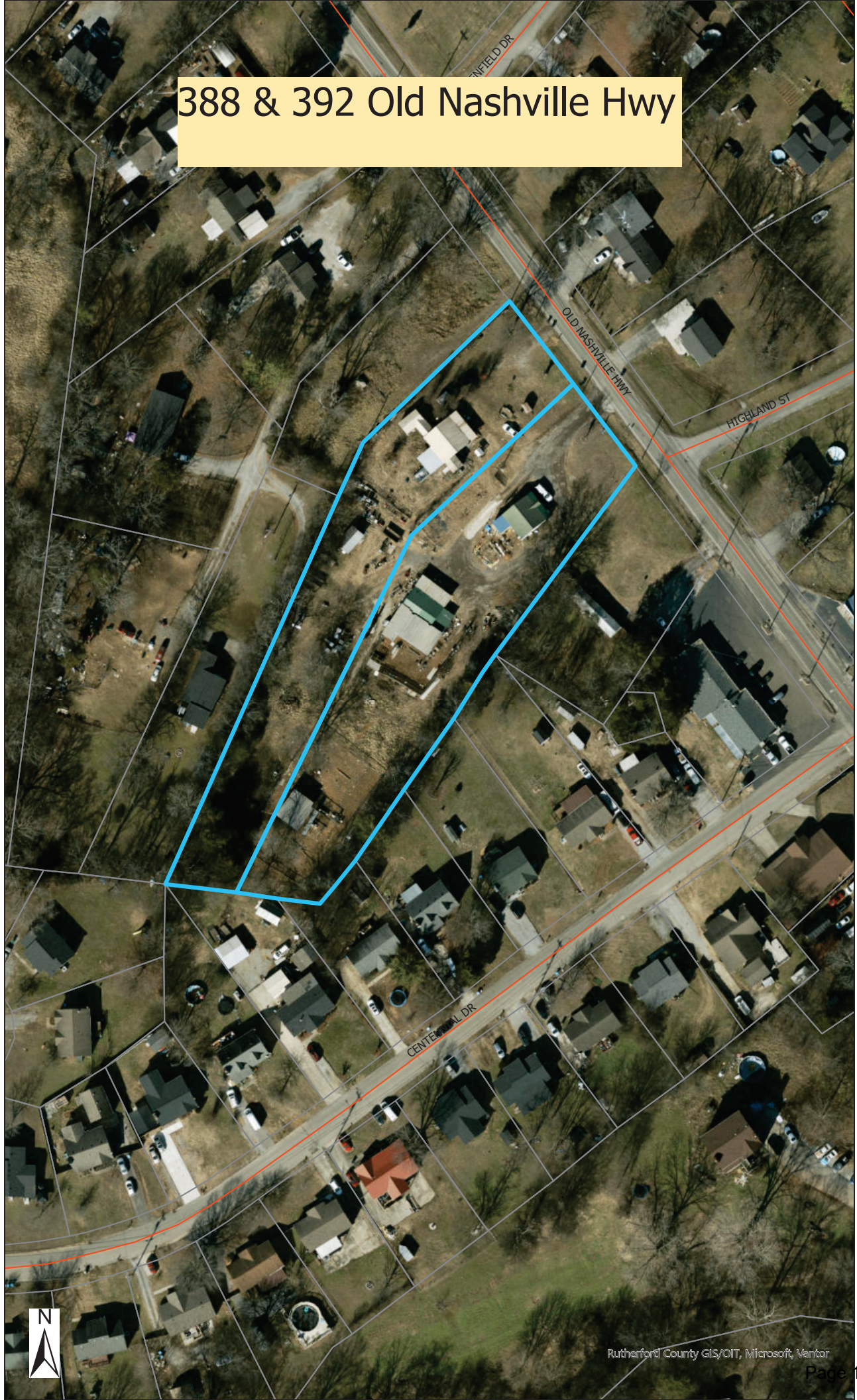
No comments.

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

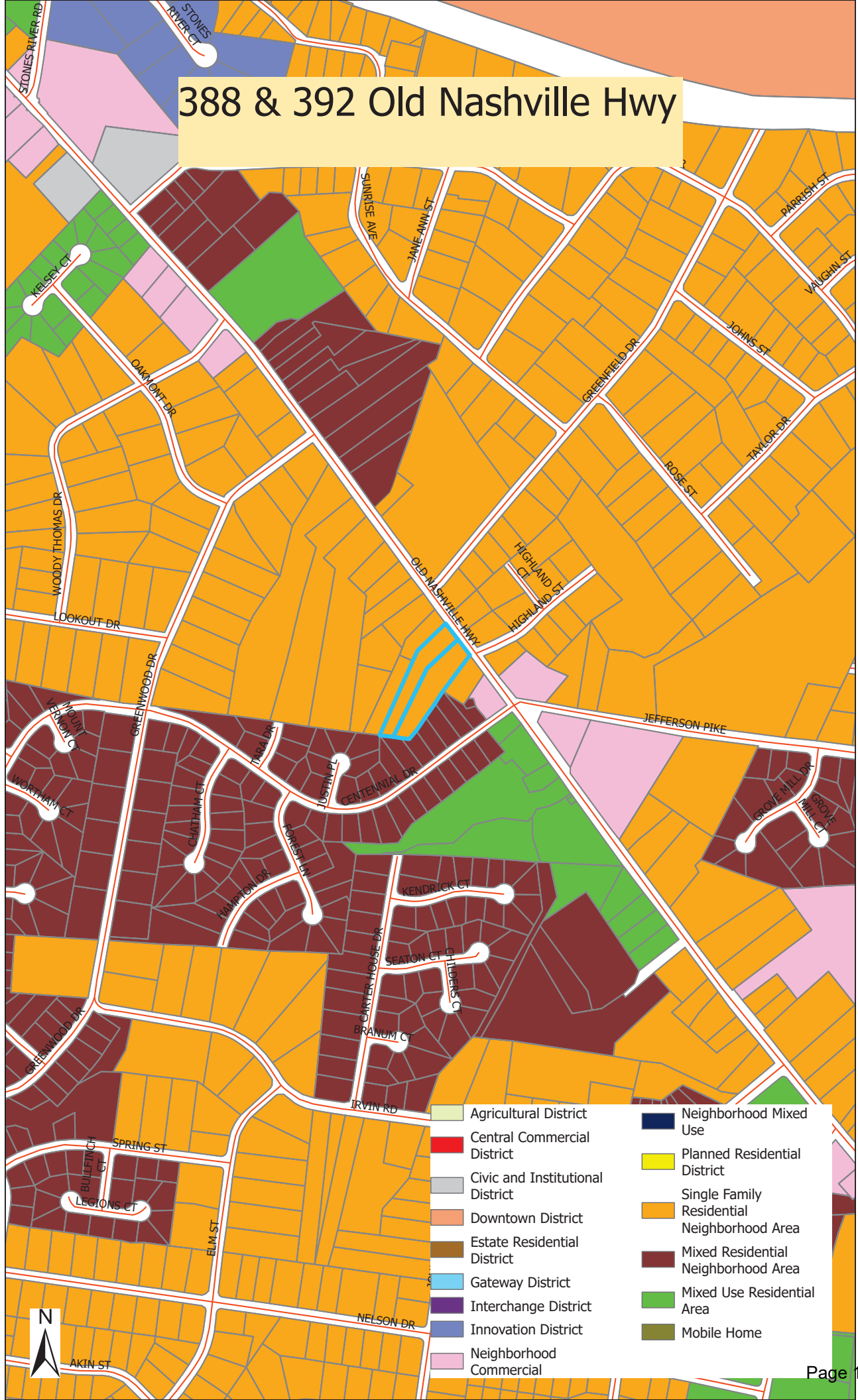
388 & 392 Old Nashville Hwy



388 & 392 Old Nashville Hwy



388 & 392 Old Nashville Hwy

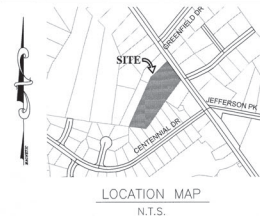
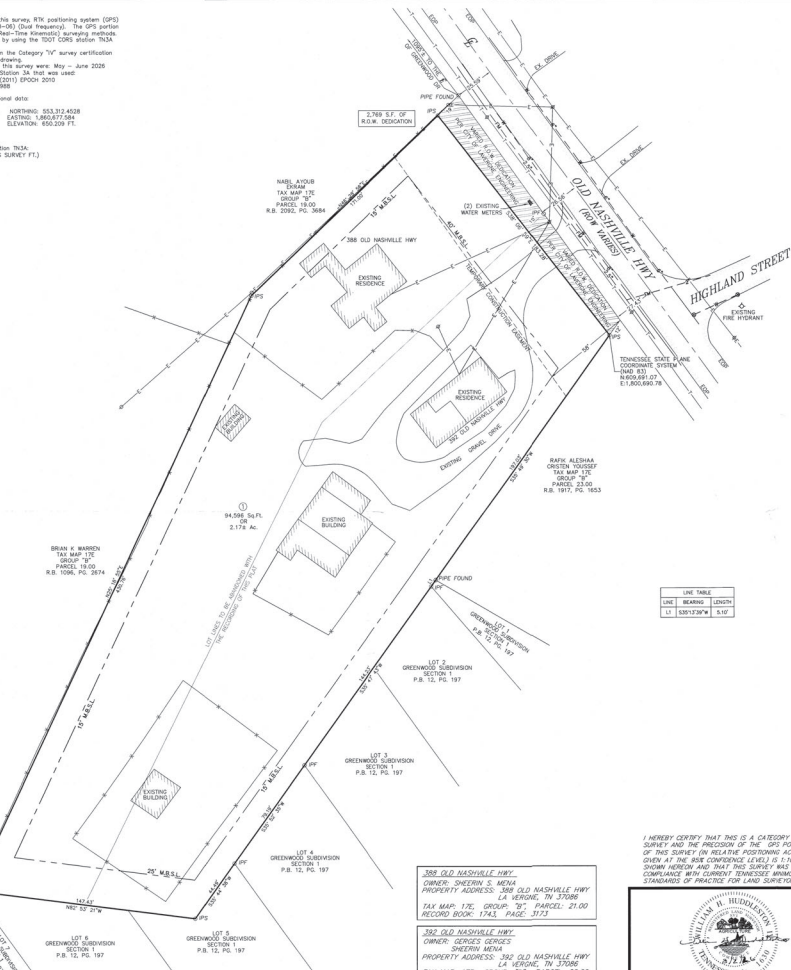


- | | |
|---|---|
| Agricultural District | Neighborhood Mixed Use |
| Central Commercial District | Planned Residential District |
| Civic and Institutional District | Single Family Residential Neighborhood Area |
| Downtown District | Mixed Residential Neighborhood Area |
| Estate Residential District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





- GLOBAL POSITION SYSTEM SURVEY NOTES**
- For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: SOUKKA GR2 (030816-06) (Real frequency). The GPS receiver was used to determine the kinematic surveying methods. Topographic features shown were obtained by using the TDOOT CORS station TN3A.
- The relative positional accuracy is stated in the category "V" survey certification located above the surveyor's seal on this drawing.
- Date: June 2016
The datum(s) for the TDOOT station TN3A that was used:
HORSN - NAD83(2011) EPSG: 2010
VERT: NAVD 1988
- 4. Fixed Control Station designation with positional data:**
TDOOT CORS STATION-TN3A NORTHING: 553,321.4528
Estate PLANE (TN 4100-USURV.FT.) EASTING: 186,607.7584
 ELEVATION: 456.209 ft
- 5. Grid/mid model used - OED003**
- 6. Combined grid feature for TDOOT CORS station TN3A:**
0.999921665 (State Plane-TN 4100-USURV.FT.)



CERTIFICATE OF OWNERSHIP AND DEDICATION LOTS: 388 Old Nashville Hwy

I (we) hereby certify that I am (we are) the owner(s) of the property shown on the deed and herein as evidenced in Book Number 1743, Page 3173, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restrictions lines, and that offers or inconvertible dedication for all public ways, utilities, and other facilities have been filed.

CERTIFICATE OF OWNERSHIP AND DEDICATION LOTS: 392 Old Nashville Hwy

I (we) hereby certify that I (we) am (are) the owner(s) of the property shown and described herein as evidenced in Book Number 1600, Page 1011, County Registers Office and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restrictions lines, and that offers or irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date	Gorges Gubins
Deed	Sharon E. Mann

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this survey meets the minimum requirements of an "Urban Land Survey," category "T" as per standards of practice adopted by the Board of Examiners for Land Surveyors for the State of Tennessee, and that the ratio of precision is greater than 1:10,000.

26/6/20 William H. Huddleston, IV
Date William H. Huddleston, IV
Tenn. RLS No. 1630

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plan shown hereon has been found to comply with the Subdivision Regulations for LaVerne, Tennessee with the exception of such variances, if any, as are noted in the minutes of the planning commission and that it has been approved for recording in the office of the County Register of Deeds.

CITY CLERK

COUNTY CLERK

I hereby certify that the water system(s) outlined or indicated on the final subdivision plot entitled "Combination Plot Cerges Gerges 388-392 Old Nashville Hwy" has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date	APPROVING AGENT
CERTIFICATE OF APPROVAL OF SEWER SYSTEMS I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled "Combination Plat Georges Georges 388-392 On Nashville Hwy" have been installed in accordance with local and state government requirements or a sufficient bond or cash has been filed which will guarantee said installation.	

Date

APPROVING AGENT

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Vermont Subdivision Regulations; or (2) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all required improvements in case of default.

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) IS 1:10,000. AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.



392 OLD NASHVILLE HWY
OWNER: SHEERIN S. MENA
PROPERTY ADDRESS: 392 OLD NASHVILLE HWY
LA VERGIE, TN 37086
TAX MAP: 17E, GROUP: "B", PARCEL: 21.00
RECORD BOOK: 1743, PAGE: 3173

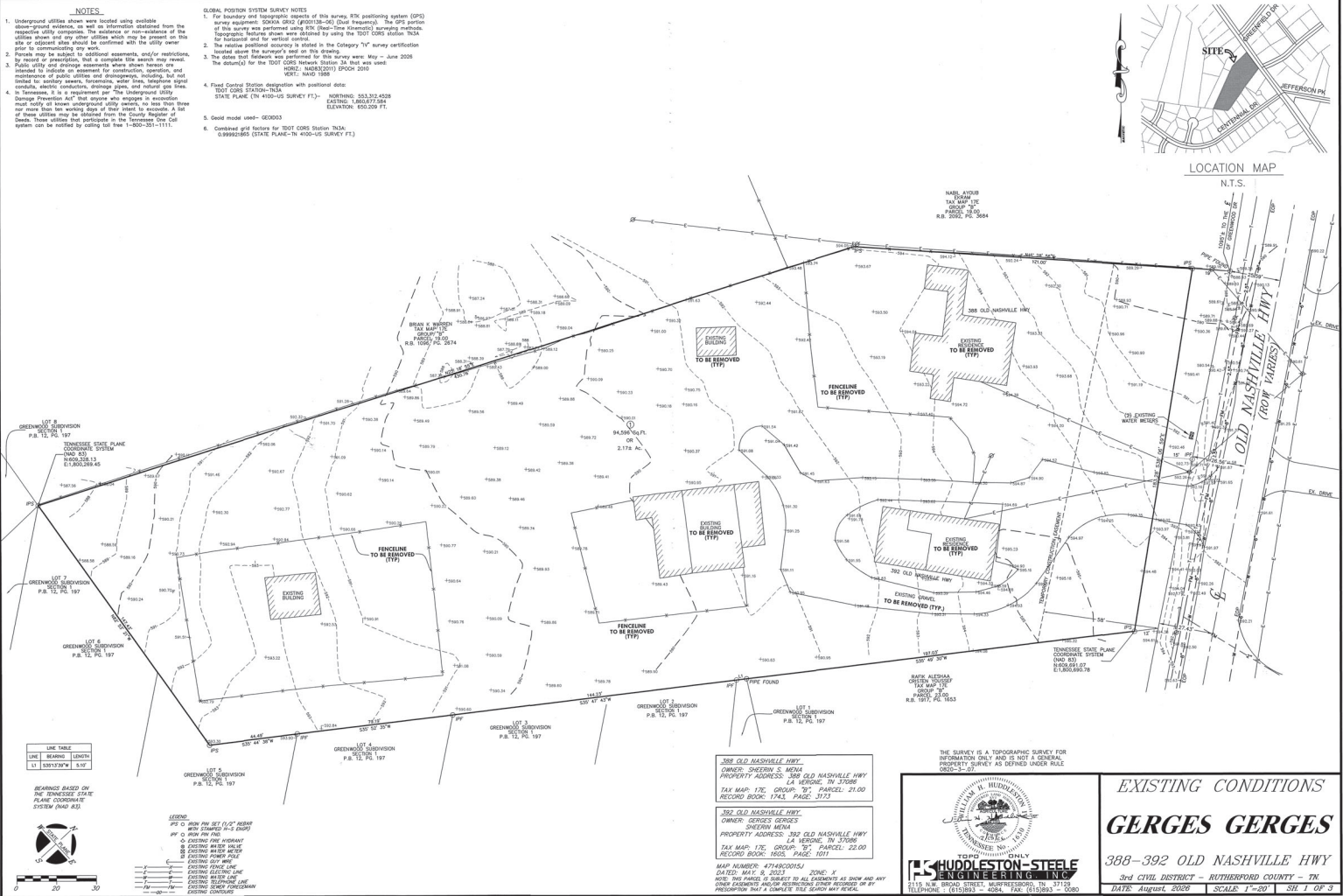
392 OLD NASHVILLE HWY
OWNER: GERGES GERGES
SHEERIN MENA
PROPERTY ADDRESS: 392 OLD NASHVILLE HWY
LA VERGIE, TN 37086
TAX MAP: 17E, GROUP: "B", PARCEL: 22.00
RECORD BOOK: 1605, PAGE: 1011

392 OLD NASHVILLE HWY
OWNER: GERGES GERGES
SHEERIN MENA
PROPERTY ADDRESS: 392 OLD NASHVILLE HWY
LA VERGNE, TN 37086
TAX MAP: 17E, GROUP: "B", PARCEL: 22.00
RECORD BOOK: 1605, PAGE: 1011

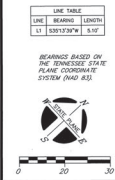
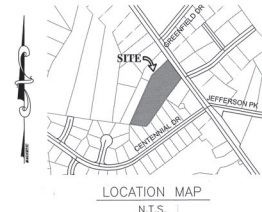
MAP NUMBER: 47149C0015J
DATED: MAY. 9, 2023 ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND
OTHER EASEMENTS, INCLUDING EASEMENTS, EITHER RECORDED OR

HS HUDDLESTON-STEELE
ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: (615) 893-4084 FAX: (615) 893-0880

COMBINATION PLAT
GERGES GERGES
388-392 OLD NASHVILLE HWY
3rd CIVIL DISTRICT - RUTHERFORD COUNTY - TN
DATE: August, 2026 SCALE: 1"=30' SH: 1 OF



- NOTES**
- Underground utilities shown are located using available above-ground evidence, as well as information obtained from the respective utility companies. The distance to the nearest utility should be confirmed with the utility owner prior to commencing any work.
 - Persons may be subject to additional easements, and/or restrictions, by record or otherwise, that a surveyor does not have access to. Such persons should be notified of the existence of such easements or restrictions.
 - Persons may be subject to additional easements, and/or restrictions, by record or otherwise, that a surveyor does not have access to. Such persons should be notified of the existence of such easements or restrictions.
 - Persons may be subject to additional easements, and/or restrictions, by record or otherwise, that a surveyor does not have access to. Such persons should be notified of the existence of such easements or restrictions.
- GENERAL POSITION SYSTEM SURVEY NOTES**
- For boundary and topographic surveys of this survey, RTK positioning system (GPS) survey equipment: SOKKA GR5 (100118-00) (Dual frequency). The GPS portion of this survey was performed using RTK (Real-time kinematic) surveying methods. Topographic features shown are obtained by using the TDT CORS station TULSA for horizontal and for vertical control.
 - The relative position accuracy is stated in the Category "V" survey certification located on the surveyor's seal or this survey.
 - The dates that fieldwork was performed for this survey were May - June 2026. The interval for the TDT CORS Network Station 3A last was used: NHT: NAD 1983; NAD 1983; EPOCH 2010.
 - Fixed Control Station designation with positional data: TDT CORS STATION-TULSA; STATE PLANE (TN 4100-US SURVEY FT.); NORTHING: 651,312.4228; EASTING: 1,860,877.824; ELEVATION: 656.229 FT.
 - Geoid model used: GEOID03.
 - Combined grid feature for TDT CORS Station TULSA: 0.00002900 (STATE PLANE-TN 4100-US SURVEY FT.).



388 OLD NASHVILLE HWY.
OWNER: SHEERIN S. MENA
PROPERTY ADDRESS: 388 OLD NASHVILLE HWY
TAX MAP: 17C, GROUP: 701, PARCELS: 21.00
RECORD BOOK: 1743, PAGE: 3173

392 OLD NASHVILLE HWY.
OWNER: GERGES GERGES
PROPERTY ADDRESS: 392 OLD NASHVILLE HWY
TAX MAP: 17C, GROUP: 701, PARCELS: 22.00
RECORD BOOK: 1605, PAGE: 1011

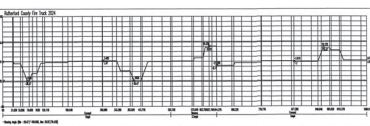
MAP NUMBER: 4714000051
DATED: MAY 18, 2022
ZONE: X
OTHER EASEMENTS AND/OR RESTRICTIONS SHOWN ARE BY RECEPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE GED-3-01.

THOMPSON & STEELE ENGINEERING INC.
1115 N.W. BRAD STREET, MURFREESBORO, TN 37132
TELEPHONE: (615) 891-4284 FAX: (615) 891-4282

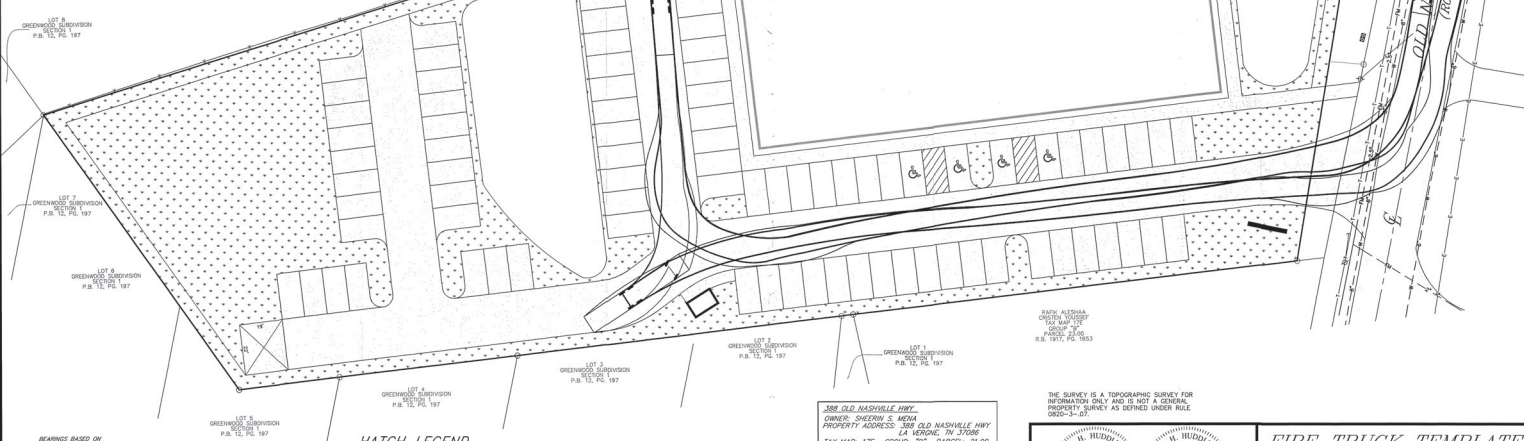
EXISTING CONDITIONS
GERGES GERGES
388-392 OLD NASHVILLE HWY
3rd CIVIL DISTRICT - RUTHERFORD COUNTY - TN
DATE: August, 2026 SCALE: 1"=20' SR: 1 OF 3

1. Underground utilities shown were located using available above-ground evidence, or as much 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 shall not be construed as confirmation with the utility company prior to communicating any work.
2. Persons may be subject to additional easements, orders or restrictions on the use of the property, which may be obtained from the utility company.
3. Public utility and drainage easements where shown herein are intended to indicate an easement for construction, operation and maintenance of a public utility or drainage system, but are not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conduits, drainage pipes, and natural gas lines.
4. The Tennessee Department of Transportation (TennDOT) has adopted the Damage Prevention Act¹ that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) days before the start of the excavation. The location and depth of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call



LOCATION MAP
N.T.S.

Sidewalk must be located at least two feet from edge of shoulder or sixteen feet from centerline of road whichever is farther from the road.



BEARINGS BASED ON
THE TENNESSEE STATE
PLANE COORDINATE
SYSTEM (NAD 83)



HATCH LEGEND

LEGEND		
IPS O IRON PIN SET (1" x 8" REBAR WITH STAMPED H-S ENDS)		ASPHALT PAVEMENT
IPP O IRON PIN (NAIL)		LANDSCAPE AREA
O EXISTING FIRE HYDRANT O EXISTING WATER VALVE O EXISTING WATER METER O EXISTING POWER POLE O EXISTING GUY WIRE O EXISTING FENCE LINE O EXISTING ELECTRIC LINE O EXISTING WATER LINE O EXISTING TELEPHONE LINE O EXISTING SEWER FORCEMAIN		CONCRETE

388 OLD NASHVILLE HWY
OWNER: SHERIN S MENA
PROPERTY ADDRESS: 388 OLD NASHVILLE HWY
LA VERGNE, TN 37086
TAX MAP: 17E, GROUP: "B", PARCEL: 21.00
RECORD BOOK: 1743, PAGE: 3173

392 OLD NASHVILLE HWY
OWNER: GORDON GORDON
SHERIN MENA
PROPERTY ADDRESS: 392 OLD NASHVILLE HWY
LA VERGNE, TN 37086
TAX MAP: 17E, GROUP: "B", PARCEL: 22.00
RECORD BOOK: 1605, PAGE: 1011

MAP NUMBER: 474600151
DATED: MAY - 2021 ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN ON
OTHER EASEMENTS AND/OR RESTRICTIONS OTHER RECORDED OR

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR
INFORMATION ONLY AND IS NOT A GENERAL
PROPERTY SURVEY AS DEFINED UNDER RULE
4000-1-2, 4000-1-3



FIRE TRUCK TEMPLATE
GERGES GERGES

388-392 OLD NASHVILLE HWY
3rd CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
DATE: August, 2026 SCALE: 1"=20' SH 3 OF 3



Item #: 10. Recommendation to the Board of Mayor and Aldermen: Amend Chapter 4 of the La Vergne Zoning Ordinance Regarding Planning Area Districts.

Reviewed By:
Bo Logan, City Planner

Summary:

Staff has discovered discrepancies in the zoning ordinance concerning the Principal Use Table in Chapter 4.

In order to eliminate conflicts concerning the uses of warehousing, multi-family and multiplex uses, etc. throughout the City Staff recommends the changes as follows:

1) Delete the Principal Use Table at the end of Chapter 4.

Staff Comments / Technical Items:

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

No comments.

Engineering (Gary Lide - glide@lavergnethn.gov)

No Engineering comments

Utilities (Scott Tatalovich - statalovich@lavergnethn.gov)

No comments.

Codes (Joe White - jwhite@lavergnethn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergnethn.gov)

No comments.

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

Principal Use Table

(P = Permitted; or AR = Permitted with Additional Requirements)

Principal Use	Planning Area Districts												
Residential	AG	ER	R-1	R-2	R-3	R-4	NCD	GD	CC	CI	DD	LI	HI
Bed and Breakfast Establishment	AR	AR											
Condominiums					P		AR	AR	P		P	P	
Duplexes					P		P						
Mobile Home	AR	AR	AR	AR	AR	P	AR	AR	AR	AR	AR	AR	AR
Multi-Family Residential					P		AR	AR	P		P	P	
Multiplexes					P		AR	AR	P				
Single Family Residential	P	P	P	P	P			AR					
Townhouses					P		P	AR					
Commercial/Office/Retail	AG	ER	R-1	R-2	R-3	R-4	NCD	GD	CC	CI	DD	LI	HI
Alternative Financial Services							AR	AR	AR		AR	AR	AR
Bank/Credit Union/Financial Services							AR	P	P		P	P	P
Bar/Tavern							AR	AR	P		P	AR	P
Commercial Primary Uses							P	P	P		P	AR	AR
Commercial Recreation							AR	P	P		P	AR	AR
Commercial Secondary Uses							P		P		P	P	P
Commercial Services Uses							P	P	P		P	P	P
Commercial, Restricted												AR	AR
Convenience Stores									AR			AR	
Day Care Centers							P		P			P	
Drive-in/Drive-through Restaurants								P	P	P	P	P	
Event Venues	AR							AR	P			P	
Funeral Homes							P	P	P			P	P
Garden Centers									P			P	P
Gas Stations					AR		AR	P	P			P	P
Home Occupation	AR	AR	AR	AR	AR		P	P	P				
Hotel/Motel/Inn								P	P		AR		
Indoor/Outdoor Animal Services	P								AR			P	P
Indoor Animal Services	P						AR	P	P	P		P	P
Micro-Brewery							AR	P	P		P	P	P
Mobile Service Provider Office								P	P	P		P	P
Offices							P	P	P	P	P	P	P

Commercial/Office/Retail	AG	ER	R-1	R-2	R-3	R-4	NCD	GD	CC	CI	DD	LI	HI
Outdoor Sales	AR											AR	
Outdoor Storage	AR											AR	AR
Personal Services							P	P	P	P	P	P	P
Quick Service Restaurants							P	P	P			P	P
Restaurants							P	P	P		P	P	P
Retail Establishment							AR	P	P		P	P	P
Retail, Primary									P			P	P
Retail, Secondary							P	P	P		P	P	P
Short-Term Vacation Rentals	P	AR	AR	AR	AR		AR				P		
Showrooms								P	P			P	P
Theaters							AR	P	P	P	P	P	P
Vehicle Sales and Rental									AR			AR	
Vehicle Service Facilities									AR			AR	AR
Wholesale Sales								P				P	P
Civic/Educational/Institutional	AG	ER	R-1	R-2	R-3	R-4	NCD	GD	CC	CI	DD	LI	HI
Carnival									AR	AR			
Cemeteries	P	P	P	P	P							AR	AR
Charitable, Fraternal or Social Organizations	AR			AR	AR		P	P	P	P	P	P	P
Church	AR	AR	AR	AR	P		P	P	P	P	P	P	
Civic Building				AR	AR		AR	AR	P	P	P	AR	AR
Clinics/Medical Uses									P	P		P	
Continuum of Care Facilities									P	P		P	
Educational Facilities							AR	P				AR	AR
Group Homes									P	AR			
Independent Living Facility				AR	AR		AR	P	P	P		P	P
Parking Structure							AR	AR	P	P	P	P	P
Places of Public Assembly	AR	AR	AR	AR	AR		AR	P	P	P	P	P	P
Rehabilitation Centers									AR			AR	
Residential Care Facility									P	AR		P	
Industrial/Wholesale/Storage	AG	ER	R-1	R-2	R-3	R-4	NCD	GD	CC	CI	DD	LI	HI
Adult Oriented Establishments													AR
Data Centers									P	AR		P	P
General Warehousing								AR				P	P
Heavy Industrial Uses													P
Industrial Sales								P				P	P

Industrial/Wholesale/Storage	AG	ER	R-1	R-2	R-3	R-4	NCD	GD	CC	CI	DD	LI	HI
Industrial Services												P	P
Junk Yard/ Salvage Yard													AR
Light Industrial Uses								AR				AR	AR
Manufacturing, Assembly and Repair Facilities								AR				P	P
Quarry													AR
Self-Storage Facilities												P	P
Vehicle Repair Facilities												AR	AR
Wrecker Service												AR	AR
Agriculture	AG	ER	R-1	R-2	R-3	R-4	NCD	GD	CC	CI	DD	LI	HI
Agriculture Structures	P	AR	AR										
Community Gardens	P	P	P	P	P		AR						
Greenhouses	P	AR	AR										
Horse Farm	P	AR											
Kennel-Commercial	P							AR				P	P
Infrastructure Uses	AG	ER	R-1	R-2	R-3	R-4	NCD	GD	CC	CI	DD	LI	HI
Correctional Facilities												AR	AR
Educational Facilities							GD	P				P	
Essential Services	P	P	P	P	P		P	P	P	P	P	P	P
Hospitals								AR				P	P
Jail												AR	
Mailbox Delivery Facilities	P	P	P	P	P		P	P	P	P	P	P	P
Recycling Drop-off Center	AR											P	P
Refuse Area	AR											AR	AR
Telecommunication Towers & Antennas								AR				AR	AR
Transportation Facilities								AR				P	P
Accessory Uses	AG	ER	R-1	R-2	R-3	R-4	NCD	GD	CC	CI	DD	LI	HI
Accessory Structure	P	AR	P	P	P			P				P	P
Minor Accessory Structure	P	P	P	P	P		AR					P	P
Shed	P	AR	AR	AR	AR		AR					P	P
Park & Open Space Uses	AG	ER	R-1	R-2	R-3	R-4	NCD	GD	CC	CI	DD	LI	HI
Active Recreation	P	AR	AR	AR	AR		P	P	P	P		AR	AR
Campgrounds	P											AR	
Golf Course	P	P	AR	AR	AR		AR	AR	P	P			

Park & Open Space Uses	AG	ER	R-1	R-2	R-3	R-4	NCD	GD	CC	CI	DD	LI	HI
Green Space	P	P	P	P	P	P	P	P	P	P	P	P	P
Greenway	P	AR	AR	P	P	P	P	P	P	P	P	P	P
Neighborhood Amenities	P	P	P	P	P	P	P	P	P	P		P	P
Open Space	P	P	P	P	P	P	P	P	P	P		P	P
Outdoor Recreation Facility	P	AR	AR	AR	AR	AR	AR	AR	P	P		P	P
Passive Parks	P	P	P	P	P	P	P	P	P	P	P	P	P
Playground	P	P	P	P	P	P	P	P	P	P		AR	AR
Plaza	P	P	P	P	P	P	P	P	P	P	P	P	P
Sports Courts/Sports Fields	P	AR	AR	AR	AR	AR	AR	AR	P	P		P	AR
Trail	P	AR	AR	P	P	P	P	P	P	P		P	P



Item #: 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.

Reviewed By:
Bo Logan, City Planner

Summary:
This item will add to the ZO the following language regarding vape shops, etc., as follows:

Chapter 2 - Definitions

TOBACCO, VAPE AND CANNABINOID RETAIL ESTABLISHMENT: An establishment where twenty-five percent (25%) or more of the net floor or shelf area is dedicated to, or fifty-one percent (51%) or more of gross sales are derived from, the display, sale, distribution, or marketing of tobacco products, electronic smoking devices (vapes, and/or products derived from the *Cannabis sativa L.* plant (including but not limited to CBD, Delta-8, Delta-9, or other hemp-derived cannabinoids). This includes all associated paraphernalia, delivery devices, components, and liquids. This definition shall not include any establishment where such products are incidental to the primary retail use, such as a full-service grocery store or a licensed pharmacy.

Activity Type - General Retail Trade

B. Use Listing

Tobacco Shops

Activity Type - Retail Sales of Tobacco, Vape and Cannabinoid

A. Intent and Limitations

This grouping includes the storage and retail sales from the premise or on-site consumption, primarily for personal use, of tobacco products, electronic smoking devices and/or products derived from the *Cannabis sativa L.* plant as well as associated paraphernalia, delivery devices, components, and liquids.

B. Use Listing

- Cigar and Tobacco Shops
- Vape/E-Cigarette Lounges or Retailers
- Cannabinoid Retailers (Non-Medical)
- Hookah/Water Pipe Lounges or Retailers
- Head Shops/Paraphernalia Retail

4.2.7 Neighborhood Commercial District - NCD

Commercial/Office/Retail Uses

Tobacco, Vape and Cannabinoid Retail Establishment: AR

4.2.8 Gateway District - GD

Commercial/Office/Retail Uses

Tobacco, Vape and Cannabinoid Retail Establishment: AR

4.2.9 Central Commercial District - CC

Commercial/Office/Retail Uses

Tobacco, Vape and Cannabinoid Retail Establishment: AR

4.2.11 Downtown District - DD

Commercial/Office/Retail Uses

Tobacco, Vape and Cannabinoid Retail Establishment: AR

4.2.12 Innovation District - LI

Commercial/Office/Retail Uses

Tobacco, Vape and Cannabinoid Retail Establishment: AR

4.2.13 Interchange District - HI

Commercial/Office/Retail Uses

Tobacco, Vape and Cannabinoid Retail Establishment: AR

Chapter 5 – Development Standards

5.2 Additional Requirements

5.2.79 Supplementary Provisions for tobacco vape and cannabinoid retail establishments

In the NCD, GD, CC, DD, LI, and HI zoning districts wherein tobacco, vape and cannabinoid retail establishments are allowed, the following special provisions shall apply:

- A. Shall not be located within the Overlay Districts.
- B. Shall not be permitted as a home-based business.
- C. Shall have a minimum of 1,320 linear feet (1/4 mile) separation from another tobacco, vape and cannabinoid retail establishment, public or private school, town park, daycare center or church. Such measurement shall be from the closest property line to the closest property line.
- D. Shall have a minimum 1,320 linear feet (1/4 mile) separation from properties zoned or used for residential purposes measured from the closest property line to the closest property line.

Staff Comments / Technical Items:

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

No comments.

Engineering (Gary Lide - glide@lavergneth.gov)

No Engineering comments.

Utilities (Scott Tatalovich - statalovich@lavergneth.gov)

No comments.

Codes (Joe White - jwhite@lavergn.net)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergn.net)

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.



Item #: 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.

Reviewed By:
Bo Logan, City Planner

Summary:

On behalf of their client, SEC, Inc. is requesting approval of the preliminary plat for Emrose located on 2 ± acres. The purpose of the plan is to create new single-family residential development. The property is currently zoned R-3.

The property is located off Irvin Road. The proposed layout shows 9 new lots with open space. Also shown on the plan is no new streets. All the lots will access off Irvin or Merritt Drive.

All streets show sidewalks a minimum of 5 feet wide.

Staff Comments / Technical Items:

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

1. Add Note that sidewalks shall be 5 feet wide.

Engineering (Gary Lide - glide@lavergnethn.gov)

1. Provide a performance bond amount for any public improvements which are not planned to be completed when the final plat is recorded. This includes the proposed sidewalk and public sewer improvements. If there are any public items which are both incomplete and not included within the bond amount at the time final plat signing is requested, then staff will not sign the plat for recording until such time as those items are complete.

Utilities (Scott Tatalovich - statalovich@lavergnethn.gov)

No comment.

Codes (Joe White - jwhite@lavergnethn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergnethn.gov)

No comments.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical

items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

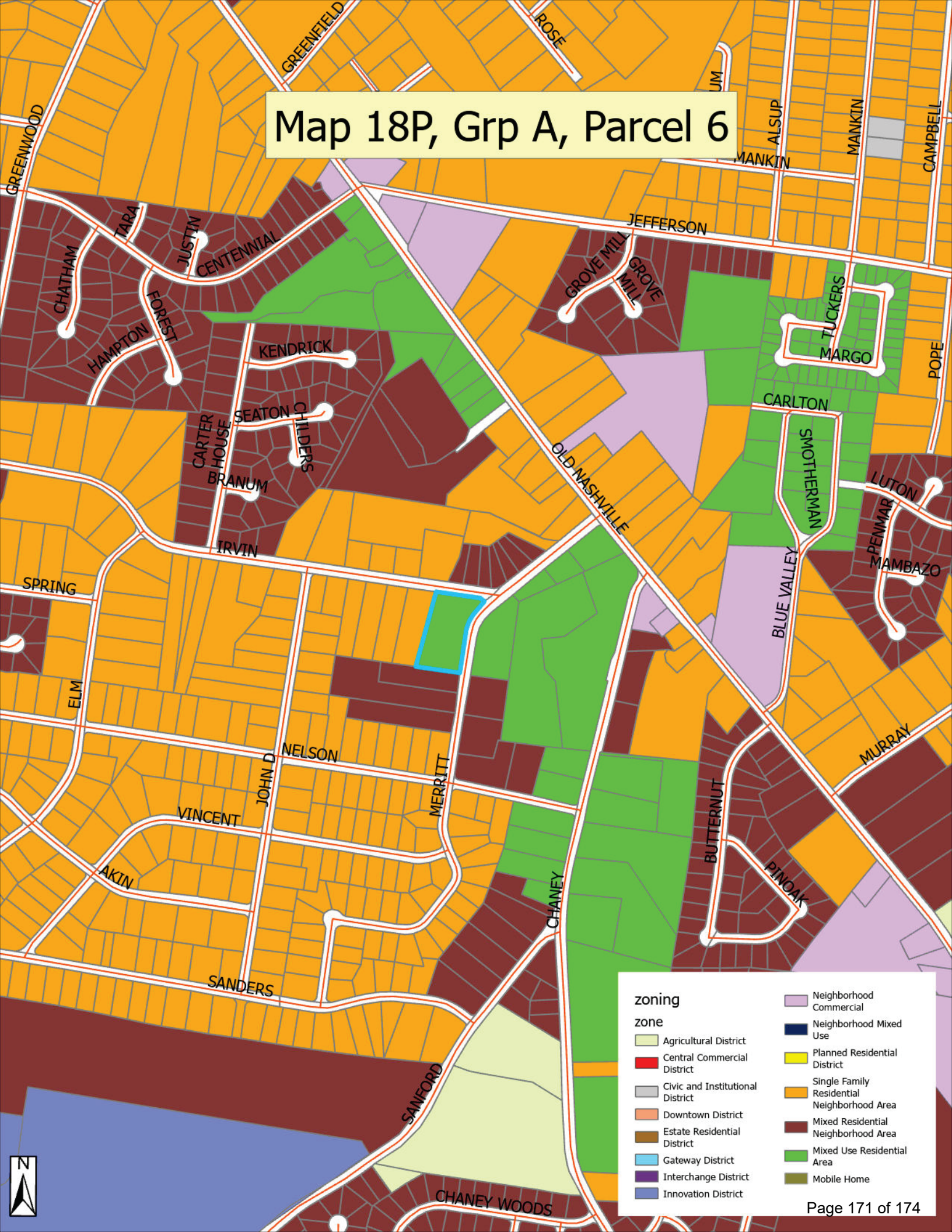
Map 18P, Group A, Parcel 6.00



Map 18P, Group A, Parcel 6.00



Map 18P, Grp A, Parcel 6



zoning

zone

- 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







CERTIFICATE OF OWNERSHIP AND INSURANCE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AS SHOWN ON THE MAP AND THAT I HAVE BEEN ADVISED BY THE TOWN ENGINEER OF THE TOWN OF LAGERNE, TENNESSEE, THAT THE PROPERTY SHOWN ON THE MAP IS NOT SUBJECT TO ANY OTHER EASES OR INTERESTS OTHER THAN THOSE SHOWN ON THE MAP.

DATE: _____ NAME: ARTHUR KENLEY, OWNER
DEED REFERENCE: THE MAP NO. 1000, A, PARCEL 5.00
RECORD BOOK 200, PAGE 200

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS CATEGORICAL SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND PRACTICES SET FORTH IN CHAPTER 100-2-1 OF THE TENNESSEE CODE ANNOTATED, AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND PRACTICES SET FORTH IN CHAPTER 100-2-1 OF THE TENNESSEE CODE ANNOTATED, AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND PRACTICES SET FORTH IN CHAPTER 100-2-1 OF THE TENNESSEE CODE ANNOTATED.

DATE: _____ NAME: DAVID A. PARKER, REGISTERED SURVEYOR
TENN. REG. NO. 230



CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "EMROSE VILLAGE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REGULATIONS, OR A SUPPORT ROAD OR OTHER EASES HAS BEEN FILED TO GUARANTEE ROAD INSTALLATION.

DATE: _____ NAME: AUTHORIZED APPROVING AGENCY

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "EMROSE VILLAGE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REGULATIONS, OR A SUPPORT ROAD OR OTHER EASES HAS BEEN FILED TO GUARANTEE ROAD INSTALLATION.

DATE: _____ NAME: AUTHORIZED APPROVING AGENCY

CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES

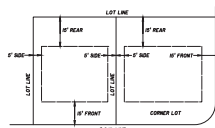
I HEREBY CERTIFY THAT STREETS, UTILITIES, POWER, AND TELEPHONE HAVE BEEN INSTALLED IN A MANNER THAT IS ACCEPTABLE TO THE TOWN ENGINEER OF THE TOWN OF LAGERNE, TENNESSEE, AND THAT A PERFORMANCE BOND IN THE AMOUNT OF \$10,000 HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: _____ NAME: AUTHORIZED APPROVING AGENCY

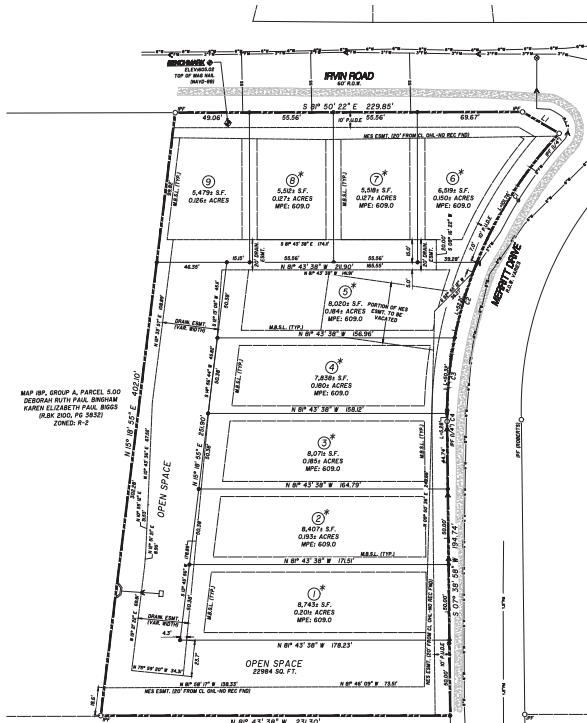
CERTIFICATE OF APPROVAL FOR RECORD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAGERNE TOWN ENGINEER'S REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES AS MAY BE NOTED IN THE TOWN ENGINEER'S REGULATIONS, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: _____ NAME: SECRETARY, PLANNING COMMISSION



MINIMUM BUILDING SETBACK DETAIL
N.T.S.



LOT	AREA (ACRES)	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
1	1.0000	136,000	10.00%
2	1.0000	136,000	10.00%
3	1.0000	136,000	10.00%
4	1.0000	136,000	10.00%
5	1.0000	136,000	10.00%
6	1.0000	136,000	10.00%
7	1.0000	136,000	10.00%
8	1.0000	136,000	10.00%
9	1.0000	136,000	10.00%
10	1.0000	136,000	10.00%



GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 10 LOTS, COMMON AREA, AND DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN.
- BOUNDARIES SHOWN HEREON ARE BASED ON THE TENNESSEE STATE COORDINATE SYSTEM OF 1983 ADJUSTED TO THE 1983 TENNESSEE COORDINATE SYSTEM (TENN. COORDINATE SYSTEM OF 1983) AND ARE SUBJECT TO THE TOWN ENGINEER'S REGULATIONS.
- THIS PROPERTY IS A 100% RESIDENTIAL DEVELOPMENT AND IS NOT SUBJECT TO ANY OTHER EASES OR INTERESTS OTHER THAN THOSE SHOWN ON THE MAP.
- PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- PROPERTY IS ZONED R-1 (RESIDENTIAL).
- MINIMUM SETBACK REQUIREMENTS ARE:
FRONT - 10 FT.
SIDE - 5 FT.
REAR - 10 FT.
- ALL CORNER LOTS WITHIN OR ALONG OR NEAR THE PLAT ARE REQUIRED TO OBTAIN A BUILDING PERMIT.
- ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 100 FEET APART.
- A SUBDIVISION MAINTENANCE AGREEMENT IS REQUIRED IN ACCORDANCE WITH TOWN ENGINEER'S REGULATIONS.
- THIS IS A CATEGORICAL SURVEY DONE IN ACCORDANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE SET FORTH IN CHAPTER 100-2-1 OF THE TENNESSEE CODE ANNOTATED.
- DEVELOPER WILL BE RESPONSIBLE FOR LOT OWNERS/VALUERS IN ACCORDANCE WITH SUBDIVISION REGULATIONS.
- IMPROVEMENTS ON LOTS 1-10 ARE DUE TO LOCAL DRAINAGE.
- ALL STREET BOUNDARIES MUST BE MAINTAINED IN ACCORDANCE WITH CITY TRAFFIC ENGINEER.
- SANITARY SERVICE LINES MUST BE INSTALLED PRIOR TO CONSTRUCTION OF OFF UTILITIES.
- ALL PAYMENTS SHOULD BE MADE TO THE TOWN ENGINEER.
- DEVELOPER SHALL HAVE A BUDGET OF \$10,000.00.

PLAT BOOK _____ PAGE _____
TIME OF RECORDING: _____
DATE OF RECORDING: _____

FINAL PLAT

EMROSE VILLAGE SUBDIVISION

CITY OF LAGERNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

SECO

SECO ENGINEERING CONSULTANTS

600 MOORE AVENUE, SUITE 100 • LAGERNE, TENNESSEE 37089
PHONE: 615-590-7000 • FAX: 615-590-0007

PROJ. #
2000-001

DATE: 8/27/00
REV: 1

FILE:
2000-001-001

DRAWN BY:
WCC

SCALE:
1" = 30'

SHEET
1 OF 1