

AGENDA
La Vergne Planning Commission
March 28, 2023 at 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: February 28, 2023 Regular Meeting.

OLD BUSINESS

2. Site Plan - Seventh Day Adventist Church. Requested by Azimtech, Inc. Property located at 271 Jefferson Pike (Tax Map 18N, Parcel 18.01). R-2 (Medium Density Residential) Zoning District. Property owned by Kentucky/Tennessee Conference of Seventh Day Adventists, Inc. **(Deferral has been requested.)**
3. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance – Lt. Frank Walkup Phases 1 and 2. Property located off Jones Mill Road. Requested by Wamble & Associates. R-1 (Low Density Residential) Zoning District.
4. Site Plan - Dick Buchanan Trailer Storage - Trailer Storage and Two New Buildings of 9,100 & 12,000 Square Feet on 15.47 Acres. Requested by 615 Design Group. Property located on Dick Buchanan Street (Tax Map 14, Parcel 50). I-2 (Heavy Industrial) Zoning District. Property owned by CSJ & Associates, LLC.
5. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property, Requested by CDC, Inc. 5 acres. Property located at 252 Hollandale Road (Tax Map 14, Parcel 23.2). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: R-2 (Medium Density Residential) Zoning District. Property owned by Bola Gabriel.

NEW BUSINESS

6. Site Plan - 5450 Murfreesboro Road - New Retail Building Totaling 11,550 Square Feet on 1.53 Acres. Requested by Huddleston - Steele, Inc. Property located at 5450 Murfreesboro Rd. (Tax Map 18B, Group E, Parcel 3). C-2 (Highway Service Commercial) Zoning District. Property owned by FHMY Realty Investors, LLC.
7. Site Plan - Scott Equipment Parts Building - New Building totaling 20,000 Square Feet & Building Addition of 1,060 Square Feet. Requested by Fulmer - Lucas. Property located at 140 Waldron Road (Tax Map 29, Parcel 5.12). I-2 (Heavy Industrial) Zoning District. Property owned by Scott Equipment, LLC.

(Deferral has been requested.)

8. Site Plan - Carothers Crossing Commercial - 10 Mixed Use Buildings on 1.61 Acres. Requested by SEC. Property located on Carothers Road (Tax Map 29, Parcel 29). PDR (Planned Density Residential) Zoning District. Property owned by Burkitt Hills Investment Group, LLC. **(Deferral has been requested.)**
9. Final Plat - Lot 48 Morningside Acres - Two (2) Residential Lots on 5.23 Acres. Requested by Chapdelaine & Associates. Property located on Meadowlark Lane (Tax Map 13H, Group A, Parcel 34). R-1 (Low Density Residential) Zoning District. Property owned by John & Tommye Bamfield.
10. Concept Plan - Mission Hills Apartment Site - 324 Units on 23.78 Acres. Requested by SEC. Property located on Waldron Road (Tax Map 29, Parcel 22.02). R-3 (High Density Residential) Zoning District. Property owned by John M. Gilliland Living Trust.
11. Recommendation to the Board of Mayor and Aldermen - Ordinance to Amend Article V, Section 5.055 of the La Vergne Zoning Ordinance Regarding Floodway and Flood Fringe Districts.
12. **Planning Commission Resolution #2023-01** - A Resolution to Amend the City of La Vergne Fee Schedule Regarding the Fee-in-Lieu Option for Sidewalk Construction as found in Article IV, Section 4-108.5 of the La Vergne Subdivision Regulations. (Public Hearing will be held prior to the meeting at 6:00 p.m. on March 28, 2023.)
13. Bonds/Letters of Credit Update.

ADJOURN