

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

MINUTES OF THE REGULAR MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON FEBRUARY 28, 2023, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular meeting on February 28, 2023, in La Vergne City Hall, starting at 6:00 p.m. with Chairman Earl Garvin, Jr. present and presiding.

Members Present

The members present were: Chairman Earl Garvin, Jr, Vice-Chairman / Mayor Jason Cole, Secretary Graeme Coates, Terry Coleman, Alderman Carol Haas, Jim Hesemann, and Mark Molnar.

ORDER OF BUSINESS

1. Approve Minutes: January 31, 2023 Regular Meeting.

A motion, made by Vice-Chairman Jason Cole, seconded by Secretary Graeme Coates, to approve the minutes of the January 31, 2023 Regular Meeting, was adopted with all voting AYE.

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.

This item was deferred. No action was taken.

3. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance - The Retreat at Finch Branch, Phase 1. Property located off Centennial Drive. Requested by Sonia Thompson. R-2 (Medium Density Residential) Zoning District

Mr. Logan gave his report.

City Engineer Gary Lide stated that the engineering department recommends approval.

A motion, made by Vice-Chairman Jason Cole, seconded by Secretary Graeme Coates, to send a favorable recommendation to the Board of Mayor and Aldermen, was adopted with all voting AYE.

4. **Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance - Lt. Frank Walkup. Property located off Jones Mill Road. Requested by Wamble & Associates. R-1 (Low Density Residential) Zoning District.**

This item was deferred. No action was taken.

NEW BUSINESS

5. **Site Plan - Dick Buchanan Trailer Storage. Trailer Storage and New Building of 7,000 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.**

This item was moved to the end of the agenda. No action was taken at this time.

6. **Site Plan - Kroger - Modifications to Site to Allow for Grocery Pickup Area. Requested by Dollar & Ewers. Property located at 5145 Murfreesboro Road (Tax Map 15, Parcel 2.11). C-4 (Shopping Center) Zoning District. Property owned by Kroger Limited Partnership.**

Mr. Logan gave his report.

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

7. **Final Plat - Carothers Crossing, Phase 3 - 121 Residential Lots on 45.2 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.**

Mr. Logan gave his report.

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

8. **Preliminary Plat - Villages at Woodland Hills - 85 Residential Lots on 48.05 Acres. Requested by SEC. Property located near Woodland Hills Drive and Highland Hills Drive (Tax Map 29, Parcels 23 & 23.01). R-2 (Medium Density Residential) Zoning District. Property owned by Bob Parks.**

Mr. Logan gave his report

Mr. Lide stated that the engineer took care of all the comments. He made comments about the profiles and stated that all the lots were buildable.

Vice-Chairman/Mayor Cole asked about the new construction entrance and the maintenance of the road.

Mr. John Minor, SEC 850 Middle Tennessee Blvd, Murfreesboro, approached the podium. Mr. Minor explained the use of another existing construction entrance. He stated that if the construction traffic had to come through the main entrance, they would sweep the street, maintain, and/or repair the road if needed. A discussion ensued.

A motion, made by Vice-Chairman/Mayor Jason Cole, seconded by Secretary Graeme Coates, to approve the preliminary plat as submitted, was adopted with all voting AYE.

5. Site Plan - Dick Buchanan Trailer Storage. Trailer Storage and New Building of 7,000 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.

Mr. Logan gave his report.

Mr. Lide explained the six comments on the report. He stated that there were twenty other comments that the applicant already addressed.

Mr. C.J. Merle, 615 Design Group, Smyrna, approached the podium to field questions from the commission.

Mr. Merle made comments about the items that were addressed.

Chairman Garvin asked Codes Director Randolph Salyers if he had any comments. Mr. Salyers stated that he did not.

Mr. Merle stated that they would submit plans for the sewer availability this week. He stated that he would request a flow test.

Vice-Chairman/Mayor Cole stated that he was not comfortable voting on this item until the plans reflected the items and there was sewer availability.

Secretary Coates explained his concerns too.

Chairman Garvin stated that the City does not vote on contingencies.

A motion was made by Vice-Chairman/Mayor Cole to defer the item until the following Planning Commission Workshop. Mayor Cole asked the applicant if that would be sufficient time to complete the requested items.

Mr. Merle explained that they would do their best to get all items completed.

Secretary Coates seconded the motion. The motion to defer the item was adopted with all voting AYE.

9. **Recommendation to the Board of Mayor and Aldermen: Rezoning Request - Requested by CDC, Inc. Property located at 252 Hollandale Road (Tax Map 14, Parcel 23.2), Consisting of 5 Acres. Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: R-3 (High Density Residential) Zoning District. Property owned by Bola Gabriel.**

This item was deferred. No action was taken.

10. **Set Bond Amount for Carothers Crossing, Phase 3 (Tax Map 29, Parcel 29).**

Mr. Logan gave his report.

Mr. Lide recommended the bond amount of \$405,010.

A motion, made by Mark Molnar, seconded by Secretary Graeme Coates, to approve the bond amount of \$405,010, was adopted with all voting AYE.

11. **Bonds/Letters of Credit Update.**

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

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the meeting adjourned at 6:26 p.m.

Chairman

City Recorder

Approved



Request: Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance – Lt. Frank Walkup. Property located off Jones Mill Road. Requested by Wamble & Associates. R-1 (Low Density Residential) Zoning District.

Reviewed By: Bo Logan, City Planner
Gary Lide, City Engineer

Summary

The applicant is requesting subdivision acceptance for Lt. Frank Walkup. Property located off Jones Mill Road.

Technical Items, Per Section 3-110.A of the City of La Vergne Zoning Ordinance

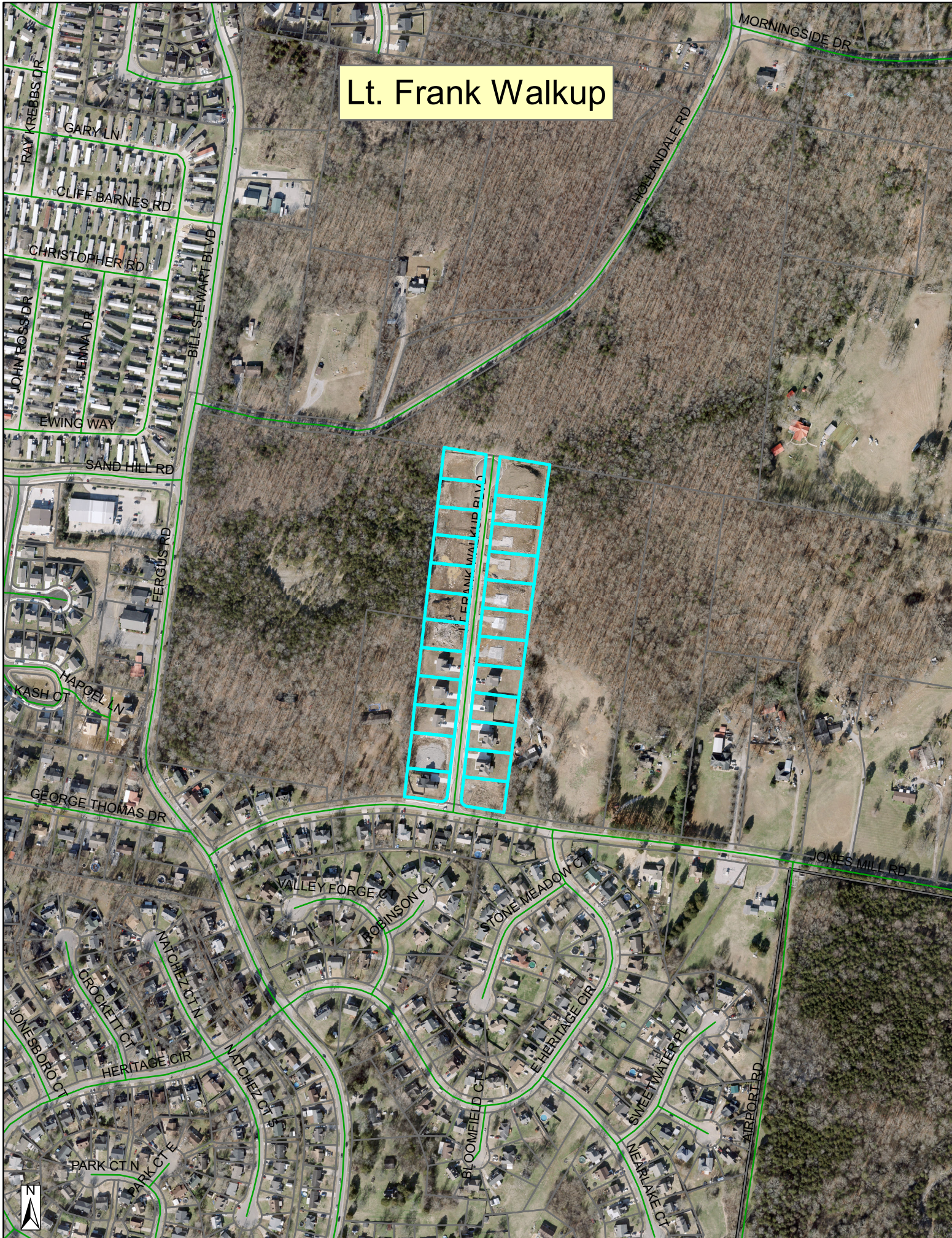
1. Some punch list items remaining.

Other Concerns

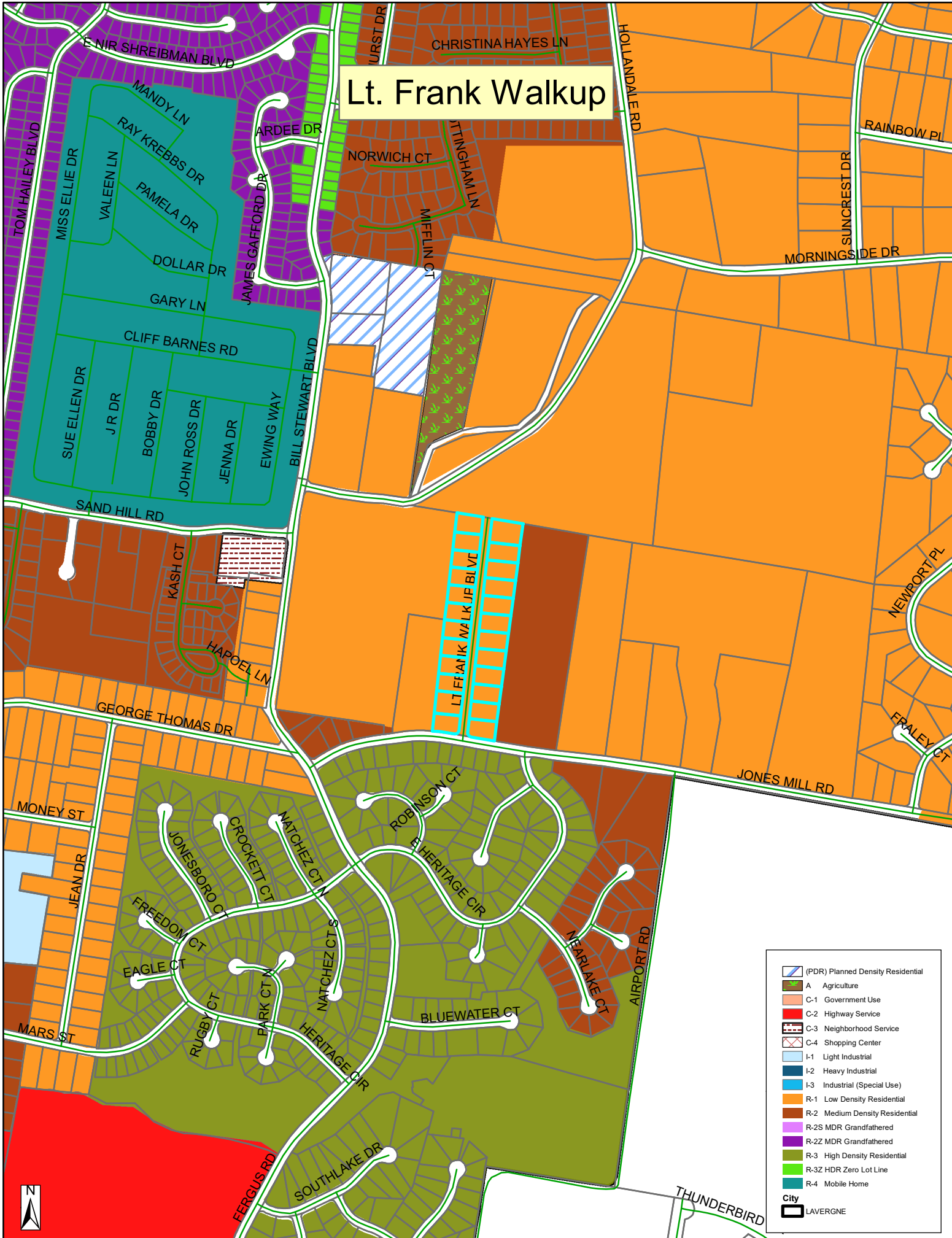
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility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



Lt. Frank Walkup



Lt. Frank Walkup



Lt. Frank Walkup

- (PDR) Planned Density Residential
- A Agriculture
- C-1 Government Use
- C-2 Highway Service
- C-3 Neighborhood Service
- C-4 Shopping Center
- I-1 Light Industrial
- I-2 Heavy Industrial
- I-3 Industrial (Special Use)
- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-2S MDR Grandfathered
- R-2Z MDR Grandfathered
- R-3 High Density Residential
- R-3Z HDR Zero Lot Line
- R-4 Mobile Home
- City
- LAVERGNE

LT. FRANK WALKUP SUBDIVISION – PHASE 1

OFFER OF IRREVOCABLE DEDICATION

AGREEMENT made this 13th day of February 2023, by and between Nir Homes, Inc., having its office and place of business at P O Box 177, La Vergne, Tennessee, hereinafter designated as the "Developer" and the City of La Vergne, Tennessee, hereinafter designated the "City".

WHEREAS, the City Planning Commission approved on January 30, 2018, a subdivision plat entitled, Lt. Frank Walkup – Phase 1, and said plat was recorded on January 31, 2020, in Plat Cabinet 43, Page 248, Registers Office of Rutherford County, Tennessee;

WHEREAS, said plat designates certain public improvements consisting of streets, sidewalks, water, sanitary sewer, and storm drainage to be dedicated to the City, free and clear of all encumbrances and liens, pursuant to the requirements of the planning commission and local government code; and

WHEREAS, the developer, simultaneously herewith, has posted cash security with the City for the maintenance and dedication of said improvements, if required;

WHEREAS, the developer is desirous of offering for dedication the Lt. Frank Walkup – Phase 1 improvements and land to the City more particularly described on the recorded plat of Lt. Frank Walkup – Phase 1, recorded on January 31, 2020 in Plat Cabinet 43, Page 248, Registers Office Rutherford County, Tennessee, attached hereto;

NOW, THEREFORE, in consideration of the sum of one dollar (\$1.00) lawful money of the United States paid by the City to the Developer and other good and valuable consideration, it is mutually **AGREED** as follows:

A. The Developer herewith delivers to the City the Lt. Frank Walkup – Phase 1 improvements shown on the Lt. Frank Walkup – Phase 1 final plat attached hereto, said delivery being a formal offer of dedication to the City until the acceptance or rejection of such offer of dedication by the City of La Vergne Board of Mayor and Alderman.

B. The Developer agrees that said formal offer of dedication is irrevocable and can be accepted by the City at the time.

C. The Developer agrees to complete the maintenance of the land and improvements pursuant to the cash security and the requirements of the City and any ordinances, regulations, requirements, covenants, and agreements that may be imposed by the City with respect thereto and, upon acceptance by the City of the offer of dedication, furnish to the City a sworn statement certifying that the premises are free and clear of all liens and encumbrances.

D. That this irrevocable offer of dedication shall run with the land and shall be binding on all assignees, guarantees, successors, or heirs of the developer.

2-13-2023

Date

Amnon Shreibman, President By
Amnon Shreibman with permission
Amnon Shreibman dba Nir Homes, Inc

(CORPORATE SEAL)

FOR THE CITY OF LA VERGNE BY
ATTEST:

Mayor

Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

SS.: _____

On this ____ day of _____, _____, before me personally appeared _____, to me known, who, being by me first duly sworn, did depose and said that he resides in _____; that he is the _____ of _____, the corporate seal affixed to said instrument is such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation, and that he signed his name thereto by like order and authority.

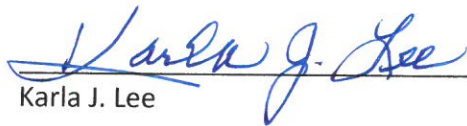
_____, My commission expires _____
Notary Public

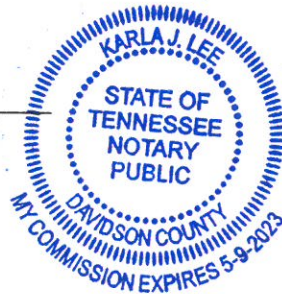
CO-PARTNERSHIP

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

On this 13th day of February, 2023, The foregoing instrument, *Irrevocable Dedication*, was acknowledged before me by James D. Wamble.

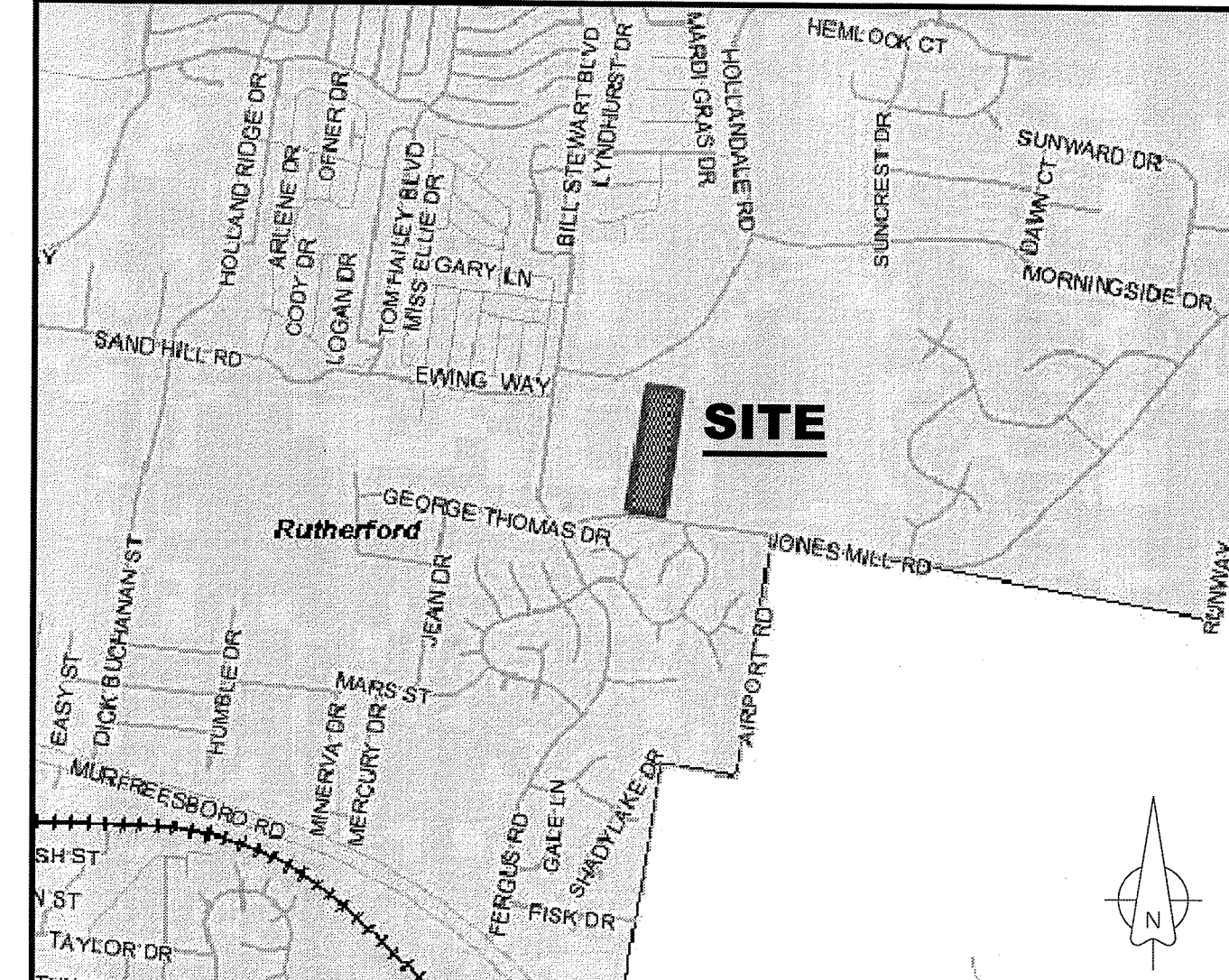
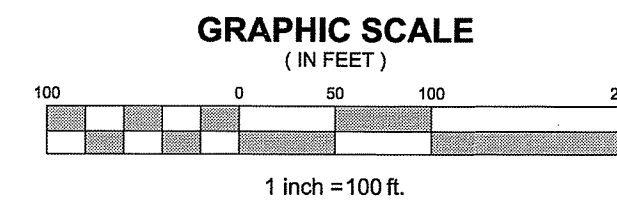

Karla J. Lee



My Commission Expires: 05/09/2023

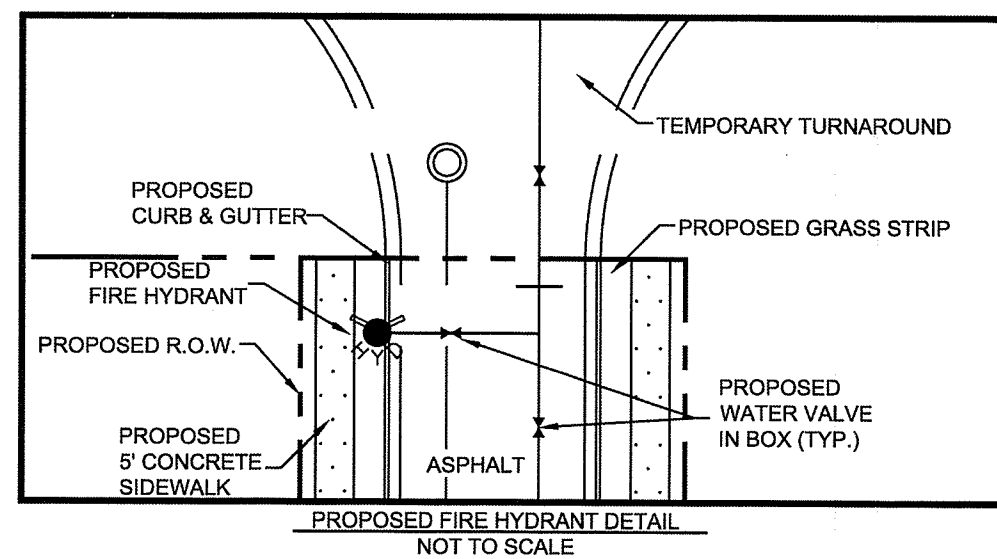


(35.00)
AMNON SHREIBMAN, TRUSTEE
DEED BOOK 447, PAGE 1381
R.O.R.C., TN.
R-1



VICINITY MAP
NOT TO SCALE

	POWER POLE w/ANCHORS
	FIRE HYDRANT
	VALVES
	WATER LINE
	OVERHEAD POWER LINE
	OVERHEAD TELEPHONE LINE
	STORM DRAIN
	CONCRETE
	FENCE LINE
	POWER POLE w/LAMP
	IRON ROD (OLD)
	IRON ROD (NEW)
	MONUMENT (NEW)
	CURBS
	PROPOSED FIRE HYDRANT



(24.05)
HOWARD E. MONTGOMERY, ETUX
DEED BOOK 583, PAGE 731
R.O.R.C., TN.
B-1

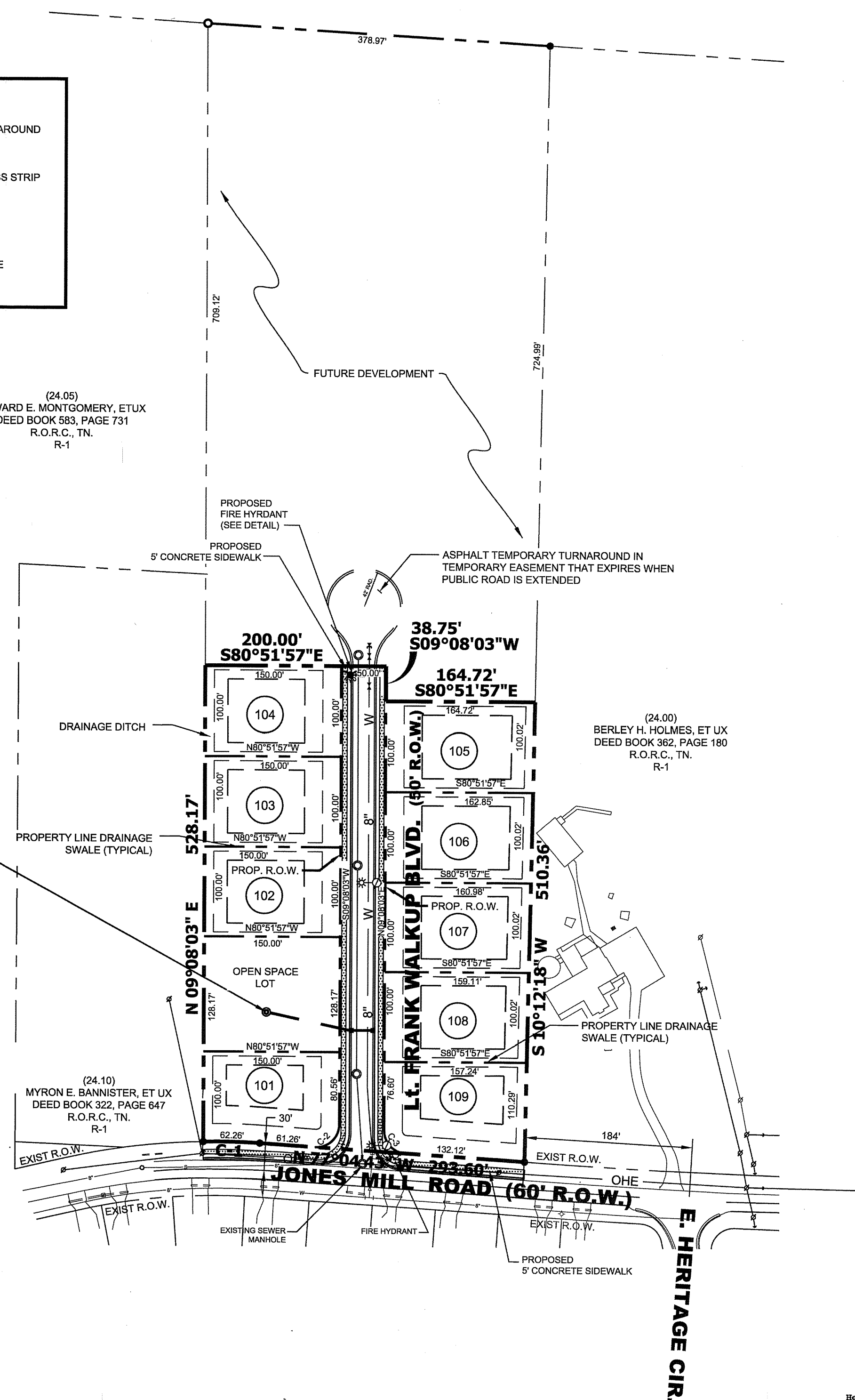
LOT AREA CHART	
LOT NO	AREA (SQ. FT.)
101	15,244
102	15,000
103	15,000
104	15,000
105	16,379
106	16,192
107	16,005
108	15,818
109	16,314
Open Space	19,225

Tex Map / Parcel	075 / 02413
Zoning District	R-1
Existing Use	Vacant Undeveloped Land
Proposed Use	Single Family Residential Lots
Total no. Units	2.09 Lots / Acre
Density	Proposed Variates
Source Footage of each building	No Existing
(Existing And Proposed)	187,302 Sq. Ft. / 4.30 Acres
Total Square Footage	Only One Use
Square Footage of each use	35% Maximum
Lot Coverage	35% Maximum
Floor Area Ratio	35% Maximum
Height	0.25 Acre / 15,000 Sq. Ft. Minimum
Minimum / Square Footage of lot	N/A
Sign Height and Area	

SETBACKS FOR R-1:		
	REQUIRED	PROVIDED
Front Building Setback	40'	40'
Side Building Setback	15'	15'
Rear Building Setback	25'	25'
Balance of Property (Future Phase)	6.10 Acre / 265,885 Sq. Ft.	

LANDSCAPING		
Residential Per Acre	1 Canopy Tree	4.0" Caliper
Side Building Setback	1 Understory Tree	1.5" Caliper
5' Landscaped Buffer Area around parking lots with 3' tall screening (shrubs, etc.)		

CURVE DATA CHART					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	728.43'	62.26'	04°53'49"	N76°31'37"W	62.24'
C2	25.00'	40.92'	93°47'14"	S56°01'40"W	36.50'
C3	25.00'	37.62'	86°12'46"	N33°58'20"W	34.17'



1. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY LIMITS OF LAFARGE, TENNESSEE AND IS ZONED R-1.
2. THE PROPERTY IS OWNED BY AMNON SHREIBMAN, TRUSTEE.
3. THIS ENTIRE TRACT IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN ON FEMA FIRM MAP NO. 47146C0200 H, EFFECTIVE DATE JANUARY 5, 2007).
4. THE PURPOSE OF THIS FINAL PLAN IS CREATE 9 LOTS.
5. NO HOME SHALL BE FURTHER THAN 500' FROM THE NEAREST FIRE HYDRANT.
6. ALL WATER AND SANITARY SEWER LINES SHOWN HEREON SHALL BE PUBLIC AND DEDICATED TO THE CITY OF LAFARGE.
7. ALL STREETS TO HAVE CURB AND GUTTER, STORM WATER CONVEYANCE SHALL BE BY OPEN DITCHES ALONG THE REAR LOT LINE AND BY STORM INLETS IN STREETS WITH UNDERGROUND PIPES. CALCULATIONS TO BE SUBMITTED WITH CONSTRUCTION PLANS AND FINAL PLAN.
8. NO GRADING WORK SHALL COMMENCE UNTIL A NOTICE OF COVERAGE FROM THE STATE OF TENNESSEE HAS BEEN ACQUIRED AND THE CITY OF LAFARGE HAS ISSUED A GRADING PERMIT FOR THIS SITE.
9. THE OWNER/DEVELOPER OR CONTRACTOR SHALL EMPLOY A TESTING AGENCY TO OBSERVE FILL PLACEMENT.
10. AN ENGINEER STAMP BY THE TESTING AGENCY IS REQUIRED FOR EACH LOT CONTAINING FILL MATERIAL.
11. ALL REPORTS FROM THE TESTING AGENCY SHALL BE SUBMITTED TO THE CITY ENGINEER PRIOR TO LOT ACCEPTANCE.
12. STRUCTURAL FILL FOR RESIDENTIAL STRUCTURES SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF STANDARD PROCTOR DENSITY.
13. ANY SINKHOLE AND/OR DEPRESSION REMEDIATION SHALL BE EVALUATED BY THE TESTING AGENCY.
14. FOUNDATIONS EXCAVATED ON A FILL LOT WILL BE EVALUATED BY THE TESTING AGENCY AND WILL REQUIRE AN EXISTING FOUNDATION STAMP. EXCAVATIONS SHALL BE EXCAVATED BELOW THE FILL MATERIAL AND INTO IN-SITU MATERIAL. THE MINIMUM REQUIREMENTS WILL BE ALLOWED.
15. ALL ROADS SHALL COMPLY WITH THE PUBLIC WORKS SPECIFICATION MANUAL, PART III, BASE AND SUB-GRADE TREATMENT FOR STREET CONSTRUCTION. THESE SPECIFICATIONS SHALL BE IN THE MINIMUM STANDARDS FOR ANY SUBDIVISION WITHIN THE JURISDICTION AREA.
16. LOCATION AND SIZES FOR STORM DRAINAGE WITH NECESSARY EASEMENTS SHALL BE SHOWN ON THE FINAL SITE DEVELOPMENT PLANS AND ALSO ON THE FINAL SUBDIVISION PLAN.
17. THE LIMITS OF THE EXISTING VEGETATION SHALL BE LOCATED AND DELINEATED ON THE FINAL SITE DEVELOPMENT PLANS.
18. THE RESIDENTIAL REQUIREMENTS FOR LANDSCAPING ARE 1 CANOPY AND 1 UNDERSTORY TREE PER LOT.
19. SLOPES ACROSS THE SITE RANGE FROM 0% TO 14%. THE SOILS TYPES ARE MAINLY ROCK OUTCROPS WITH A COMBINATION OF SILT LOAM.
20. THE FINAL GRADES SHALL BE DELINEATED ON THE FINAL SITE DEVELOPMENT PLANS AND SHALL DEMONSTRATE THE ADAPTABILITY OF PROPOSED STRUCTURES TO THE SITE CONDITIONS.
21. THE RESTRICTIVE COVENANTS FOR THIS DEVELOPMENT SHALL BE CREATED AND RECORDED WITH THE FINAL SUBDIVISION PLAN.
22. NO FILL MATERIAL OR STRUCTURES THAT WOULD IMPEDIE THE FLOW OF STORMWATER AS SHOWN SHALL BE ALLOWED IN DRAINAGE EASEMENTS.
23. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR WATER SUPPLY, SEWER, WASTE WATER, GAS, TELEPHONE, CABLE, AND DRAINAGE. THESE EASEMENTS SHALL BE LIMITED TO SANITARY SEWERS, FORCEMAINS, WATER LINES, AND DRAINAGE PIPES.
24. IT IS THE RESPONSIBILITY OF THE FINAL RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE HOUSE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
25. THE STORMWATER DETENTION POND ON THE OPEN SPACE LOT IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE ENTIRE LOT IS DESIGNATED AS A PUBLIC UTILITY AND DRAINAGE EASEMENT.
26. LOTS 161 & 109 SHALL NOT HAVE DIRECT DRIVEWAY ACCESS TO JONES MILL ROAD.
27. PRE-APPROVAL MEETING WAS HELD WITH CITY PLANNER AND CITY ENGINEER ON MAY 15, 2015.
28. LIGHTING PLAN SHOWN HEREON TO BE APPROVED BY POWER COMPANY WHEN FINAL DESIGN IS DEVELOPED.
29. ORIGINAL CONSTRUCTION PLANS APPROVED 211/2016.

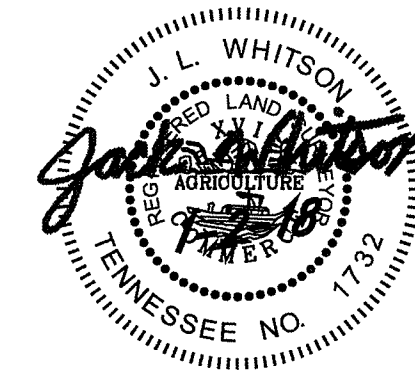
I hereby certify that the plan shown and described hereon is true and correct and that this survey exceeds the minimum requirements of an "Urban Land Survey", Category "I", as per current Standards of Practice adopted by the Board of Examiners for Land Surveyors for the State of Tennessee and that the ratio of precision is greater than 1:15,000.

Heather Dawbarn, Register
Rutherford County Tennessee

Rec #: 1034922

Rec'd:	15.00	Instrument #:	2254925
State:	0.00		
Clerk:	0.00	Recorded	
Other:	2.00	1/31/2020 at 10:30 AM	
Total:	17.00	in	

Plat Cabinet 43 Pgs 248-249



I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 1373, Page 3036, Rutherford County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers or irrevocable dedication for all public ways, utilities and other facilities have been filed.

OWNER: Amnon Shreibman

By: Nthony D. Williams Date: 6/18/19

I hereby certify (1) that the following water and sewer system outlined or indicated on the final subdivision plat entitled Lt. Frank Walkup Subdivision, Phase One has been installed in accordance with the current local and/or state government requirements, or (2) a surety bond has been posted with the City Commission to assure completion of the following improvements in case of default.

Water System

And Sewer System 612419, 2018 7
Date _____
City of La Vergne - Public Works Director

I hereby certify that the subdivision plat shown hereon has been found to comply with the La Vergne Subdivision Regulations, 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.

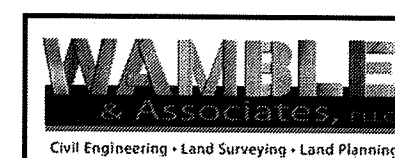
0/25/ _____, 2018/0/

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 La Vergne 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.

6/24/19, 2019
Date

SECOND CIVIL DISTRICT
La VERGNE, RUTHERFORD COUNTY, TENNESSEE

OWNER:
AMNON SHREIBMAN
P.O. BOX 1746
La VERGNE, TENNESSEE 37086
(615) 793-6663



W&A FILE NO.: 249-0306

PLAT BOOK 43 PAGE 248

REV: JANUARY 18, 2018
DATE: JANUARY 2, 2018

LT. FRANK WALKUP SUBDIVISION – PHASE 2

OFFER OF IRREVOCABLE DEDICATION

AGREEMENT made this 13th day of February 2023, by and between Nir Homes, Inc., having its office and place of business at P O Box 177, La Vergne, Tennessee, hereinafter designated as the "Developer" and the City of La Vergne, Tennessee, hereinafter designated the "City".

WHEREAS, the City Planning Commission approved on November 27, 2018, a subdivision plat entitled, Lt. Frank Walkup – Phase 2, and said plat was recorded on October 26, 2021, in Plat Cabinet 46, Page 204, Registers Office of Rutherford County, Tennessee;

WHEREAS, said plat designates certain public improvements consisting of streets, sidewalks, water, sanitary sewer, and storm drainage to be dedicated to the City, free and clear of all encumbrances and liens, pursuant to the requirements of the planning commission and local government code; and

WHEREAS, the developer, simultaneously herewith, has posted cash security with the City for the maintenance and dedication of said improvements, if required;

WHEREAS, the developer is desirous of offering for dedication the Lt. Frank Walkup – Phase 2 improvements and land to the City more particularly described on the recorded plat of Lt. Frank Walkup – Phase 2, recorded on October 26, 2021 in Plat Cabinet 46, Page 204, Registers Office Rutherford County, Tennessee, attached hereto;

NOW, THEREFORE, in consideration of the sum of one dollar (\$1.00) lawful money of the United States paid by the City to the Developer and other good and valuable consideration, it is mutually **AGREED** as follows:

A. The Developer herewith delivers to the City the Lt. Frank Walkup – Phase 2 improvements shown on the Lt. Frank Walkup – Phase 2 final plat attached hereto, said delivery being a formal offer of dedication to the City until the acceptance or rejection of such offer of dedication by the City of La Vergne Board of Mayor and Alderman.

B. The Developer agrees that said formal offer of dedication is irrevocable and can be accepted by the City at the time.

C. The Developer agrees to complete the maintenance of the land and improvements pursuant to the cash security and the requirements of the City and any ordinances, regulations, requirements, covenants, and agreements that may be imposed by the City with respect thereto and, upon acceptance by the City of the offer of dedication, furnish to the City a sworn statement certifying that the premises are free and clear of all liens and encumbrances.

D. That this irrevocable offer of dedication shall run with the land and shall be binding on all assignees, guarantees, successors, or heirs of the developer.

2-13-2023

Date

Amnon Shreibman, President By
Amnon Shreibman with permission
Amnon Shreibman dba Nir Homes, Inc

(CORPORATE SEAL)

FOR THE CITY OF LA VERGNE BY
ATTEST:

Mayor

Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

SS.: _____

On this ____ day of _____, _____, before me personally appeared _____, to me known, who, being by me first duly sworn, did depose and said that he resides in _____; that he is the _____ of _____, the corporate seal affixed to said instrument is such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation, and that he signed his name thereto by like order and authority.

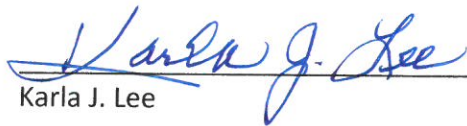
_____, My commission expires _____
Notary Public

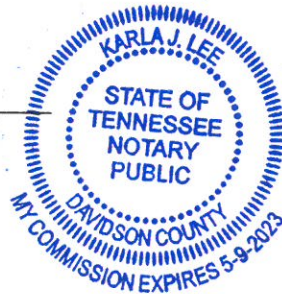
CO-PARTNERSHIP

STATE OF TENNESSEE)

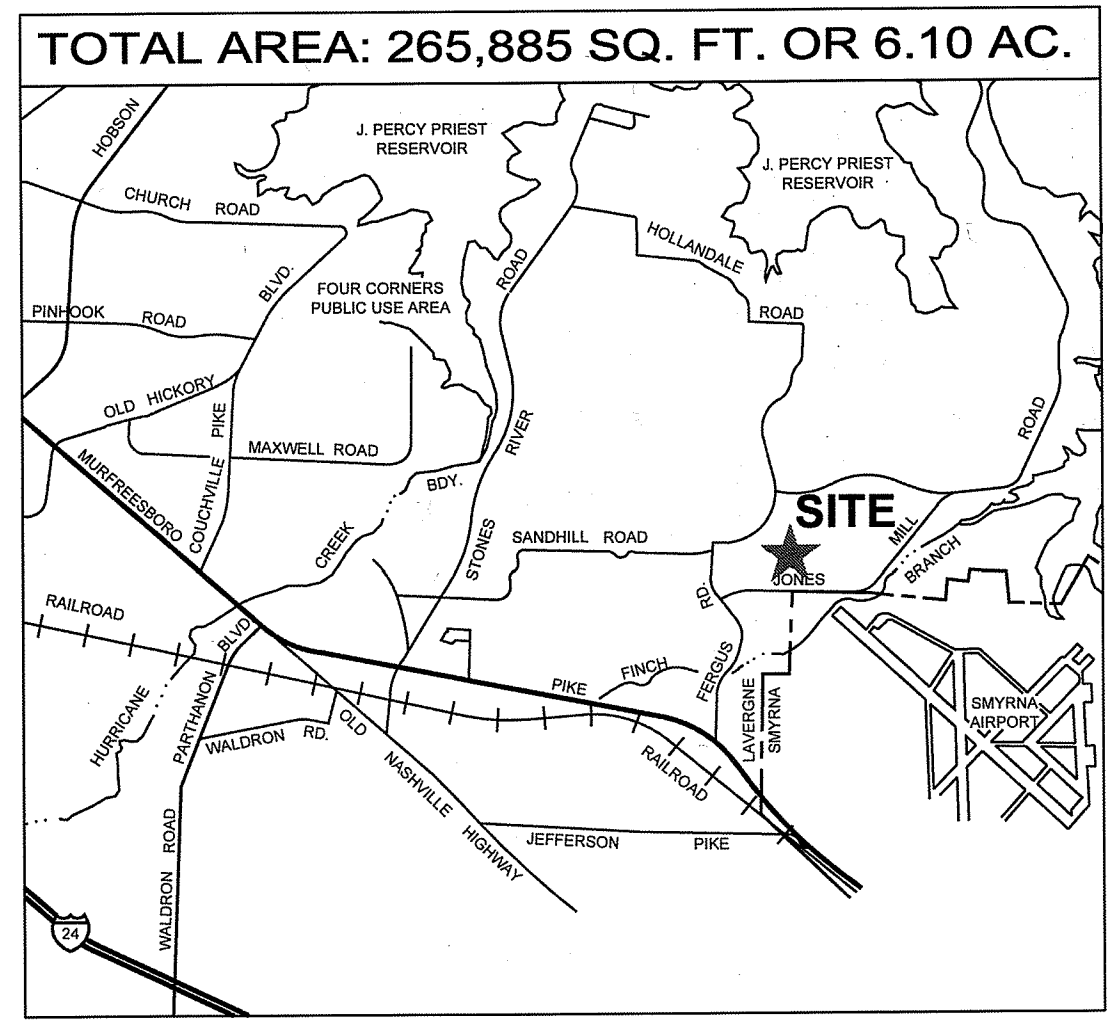
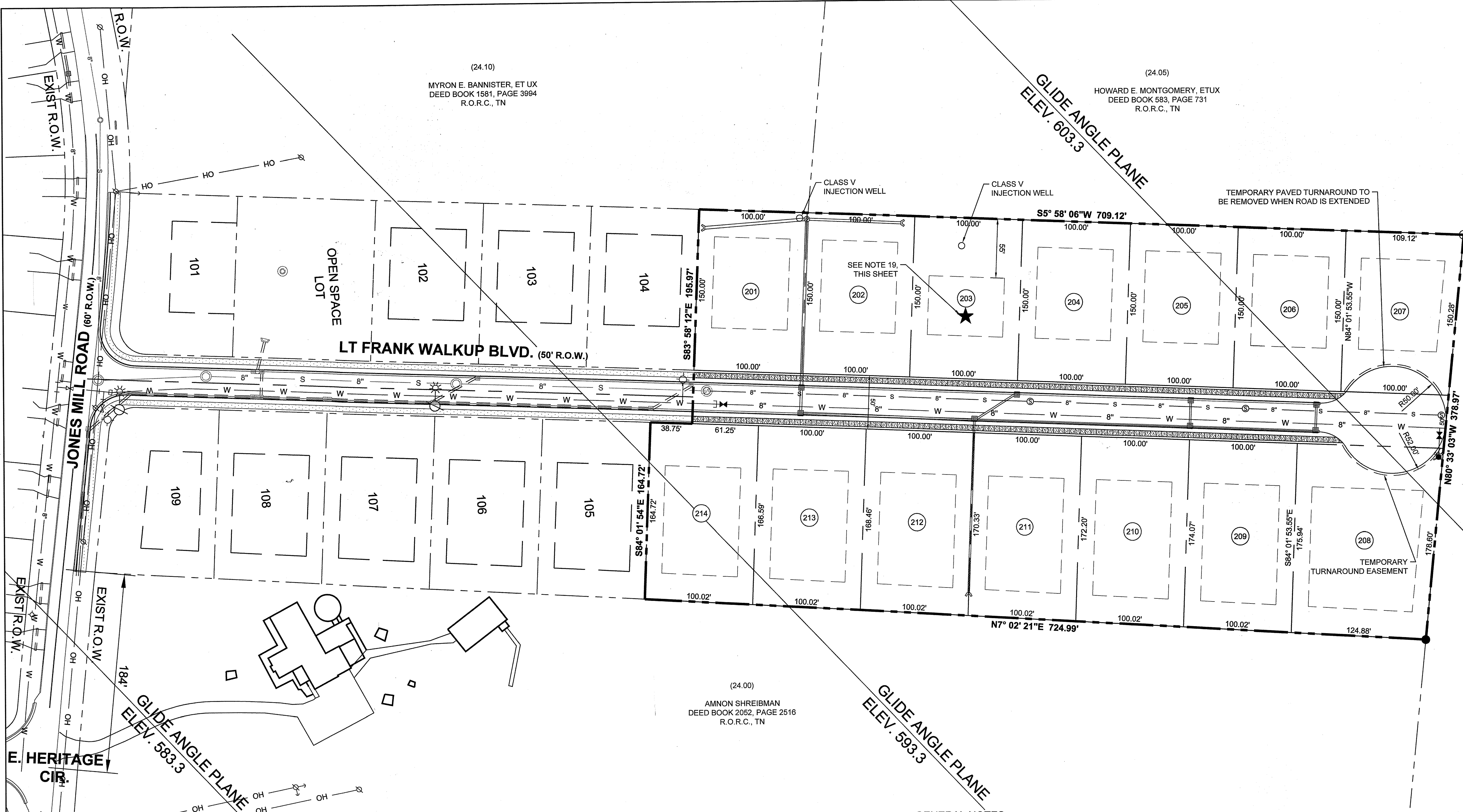
COUNTY OF WILLIAMSON)

On this 13th day of February, 2023, The foregoing instrument, *Irrevocable Dedication*, was acknowledged before me by James D. Wamble.


Karla J. Lee



My Commission Expires: 05/09/2023



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 in Record Book 1373 Page 3036, Rutherford County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers or irrevocable dedication for all public ways, utilities and other facilities have been filed.

Owner: Amnon Shreibman
Amnon Shreibman - Owner

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify (1) that the following sewer system outlined or indicated on the final subdivision plat entitled Lt. Frank Walkup Subdivision, Phase Two, has been installed in accordance with the current local and/or state government requirements, or (2) a surety bond has been posted with the City Commission to assure completion of the following improvements in case of default.

Sewer System 10/12, 2021
City of La Vergne - City Engineer

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify (1) that the following water system outlined or indicated on the final subdivision plat entitled Lt. Frank Walkup Subdivision, Phase Two, has been installed in accordance with the current local and/or state government requirements, or (2) a surety bond has been posted with the City Commission to assure completion of the following improvements in case of default.

Water System 10/12, 2021
City of La Vergne - City Engineer

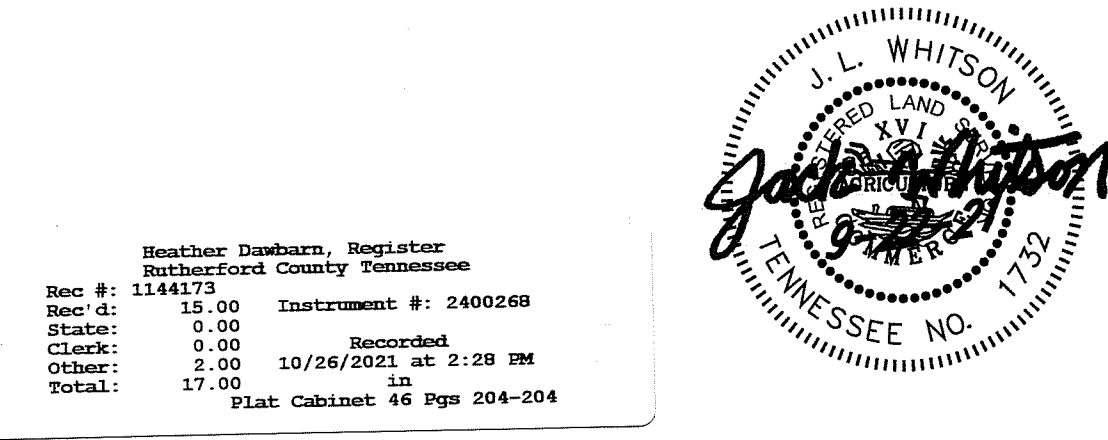
CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plan shown hereon has been found to comply with the La Vergne Subdivision Regulations, 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.

10/12, 2021
Secretary, Planning Commission

CERTIFICATE OF ACCURACY

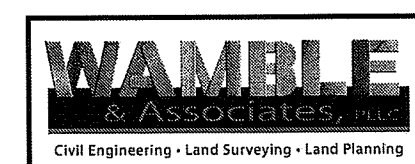
I hereby certify that the plan shown and described hereon is true and correct and that this survey exceeds the minimum requirements of an "Urban Land Survey", Category "I", as per current Standards of Practice adopted by the Board of Examiners for Land Surveyors for the State of Tennessee and that the ratio of precision is greater than 1:15,000.



FINAL PLAT
PHASE TWO
LT. FRANK WALKUP
SUBDIVISION

SECOND CIVIL DISTRICT
La VERGNE, RUTHERFORD COUNTY, TENNESSEE

Owner and Developer:
Amnon Shreibman
P.O. Box 177
La Vergne, TN 37086



W&A FILE NO.: 249-1118

GENERAL NOTES

- The property shown hereon is located within the city limits of La Vergne, Tennessee and is zoned R-1.
- The property is owned by Amnon Shreibman.
- This entire tract is located in an area designated as Zone "X" (Areas determined to be outside of the 0.2% annual chance floodplain on FEMA FIRM Map No. 47149C0203, revised October 16, 2008).
- No home shall be further than 500' from the nearest fire hydrant.
- All water and sanitary sewer lines shown hereon shall be public and dedicated to the City of La Vergne.
- Storm water conveyance shall be by open ditches along the side and rear lot lines and existing ditch lines along existing roads.
- No grading work shall commence until a notice of coverage from the State of Tennessee has been acquired and the City of La Vergne has issued a grading permit for this site.
- Sinkholes and/or depressions on lots 201, 202 and 203 shall be repaired in accordance with a Class V Injection Well permit from TDEC.
- All roads proposed in this development shall comply with the public works specification manual, part III, base and sub-grade treatment for street construction. These specifications shall be in the minimum standards for any subdivision within the jurisdiction area.
- The residential requirements for landscaping are 1 canopy and 1 understory tree per lot.
- No fill material or structures that would impede the flow of stormwater as shown hereon shall be allowed in drainage easements.
- Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways, including but not limited to sanitary sewers, forcemains, water lines, and drainage pipes.
- It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
- Each lot must accommodate three (3) standard parking spaces.
- 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.
- A total of 14 lots are proposed in this development.
- The Preliminary plan was approved on October 30, 2018 by the City of La Vergne Planning Commission for the 14 new lots in this residential development project.
- All lots are within the approximate limits as shown hereon of tract numbers B-203-E, B-208-E and B-218-E described in Deed book 117, page 193 over which the United States of America acquired certain rights pertaining to air clearance for the Stewart Air Force Base (Brynnair Airport). This property is in near proximity of the runway for the departure and arrival of airplanes for Stewart Air Force Base, therefore, no portion of any houses to be constructed on these lots shall be at an elevation higher than the following Glide Angle Elevations

Lot Number	Calculated Glide Angle Elevation	Lot Number	Calculated Glide Angle Elevation
201	597.0	208	601.7
202	598.4	209	600.1
203	599.8	210	598.8
204	601.2	211	597.4
205	602.6	212	596.0
206	604.0	213	594.6
207	605.4	214	593.3

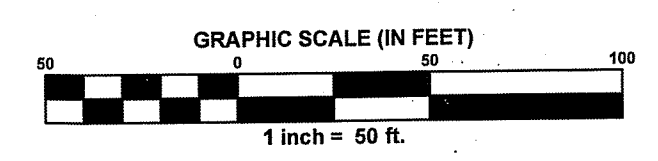
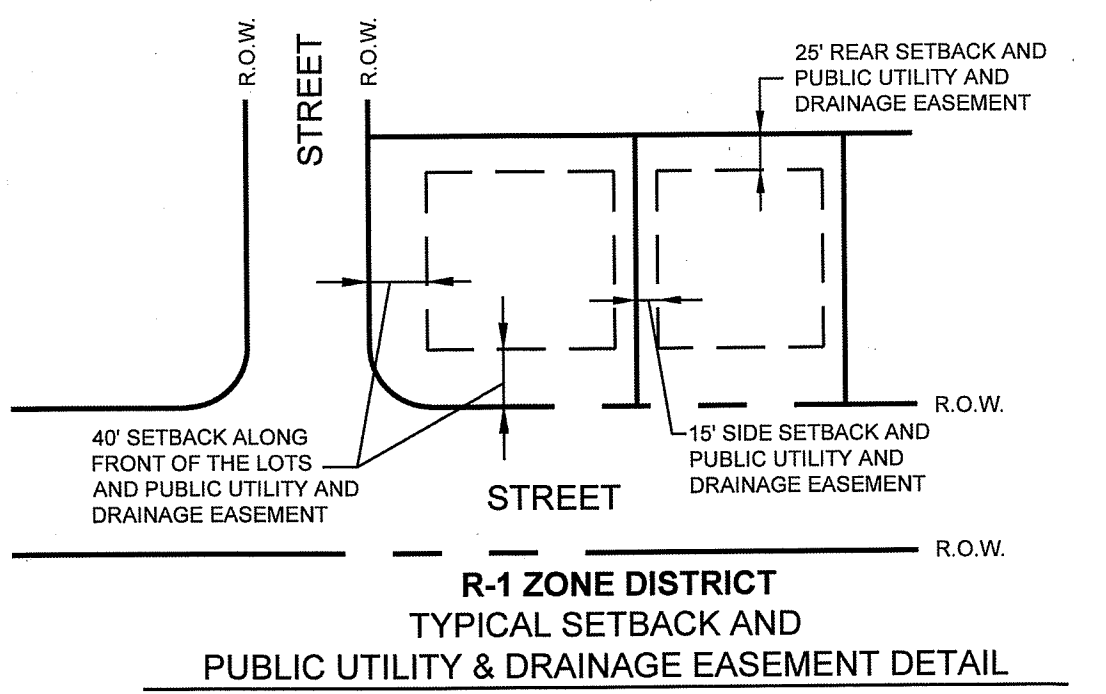
- Lots designated thus ★ hereon are Critical Sinkhole lots. In order to construct houses on these designated lots, the builder must provide written house foundation inspection and approval of the house foundation stamped by a professional Geotechnical Engineer to the La Vergne City Engineer for approval prior to pouring the house footings on each lot.

LEGEND

- Utility Pole
- Utility Pole w/Lamp
- Fire Hydrant
- Overhead Utility Line
- Sanitary Sewer
- Water Line
- Water Meter
- Iron Rod (Old)
- Iron Rod (New)
- Concrete Monument (Old)
- Fence Line

Lot #	Square Feet	Acres
201	15000	0.34
202	15000	0.34
203	15000	0.34
204	15000	0.34
205	15000	0.34
206	15000	0.34
207	15684	0.36
208	23080	0.53
209	17500	0.40
210	17313	0.40
211	17126	0.39
212	16939	0.39
213	16752	0.38
214	16565	0.38

SITE DATA	
OWNER	AMNON SHREIBMAN
ADDRESS	LT FRANK WALKUP BLVD.
EXISTING ZONING	R-1
MAP / PARCEL	MAP 14 / PARCELS 24.13
MINIMUM LOT SIZE (ZONING)	15,000 SQ. FT.
MINIMUM LOT SIZE (DESIGNED)	15,000 SQ. FT.
TOTAL SITE AREA	6.10 ACRES
TOTAL NUMBER OF LOTS	14
DENSITY	2.30 LOTS / ACRE
MINIMUM FRONT SETBACK	40'
MINIMUM SIDE SETBACK	15'
MINIMUM REAR SETBACK	25'
OPEN SPACE	0





Request: Site Plan – Dick Buchanan Trailer Storage – Trailer Storage and Two New Buildings of 7,000/9,100 Square Feet and 12,000 Square Feet on 15.47 Acres. Requested by 615 Design Group. Property located on Dick Buchanan Street (Tax Map 014, Parcel 50.00). I-2 (Heavy Industrial) Zoning District. Property owned by CSJ & Associates, LLC.

Reviewed By: Bo Logan, City Planner
Gary Lide P.E., City Engineer

Summary

On behalf of their client, 615 Design is requesting site plan approval for a trailer storage lot on Dick Buchanan Street.

This proposal includes two new structures along with parking areas for trailer storage. Vehicle storage areas are permitted outright in industrial zoning.

The total size of the site is 15.47 acres. The two new buildings proposed would be 7,000/9,100 square feet and 12,000 square feet.

This parcel is not contained within the Murfreesboro Road or Waldron Road Overlay Streetscape District, so no overlay provisions apply.

Technical Items, Per Section 3-110.A of the City of La Vergne Zoning Ordinance

1. All technical issues have been addressed.

Other Concerns

- 1.

***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.

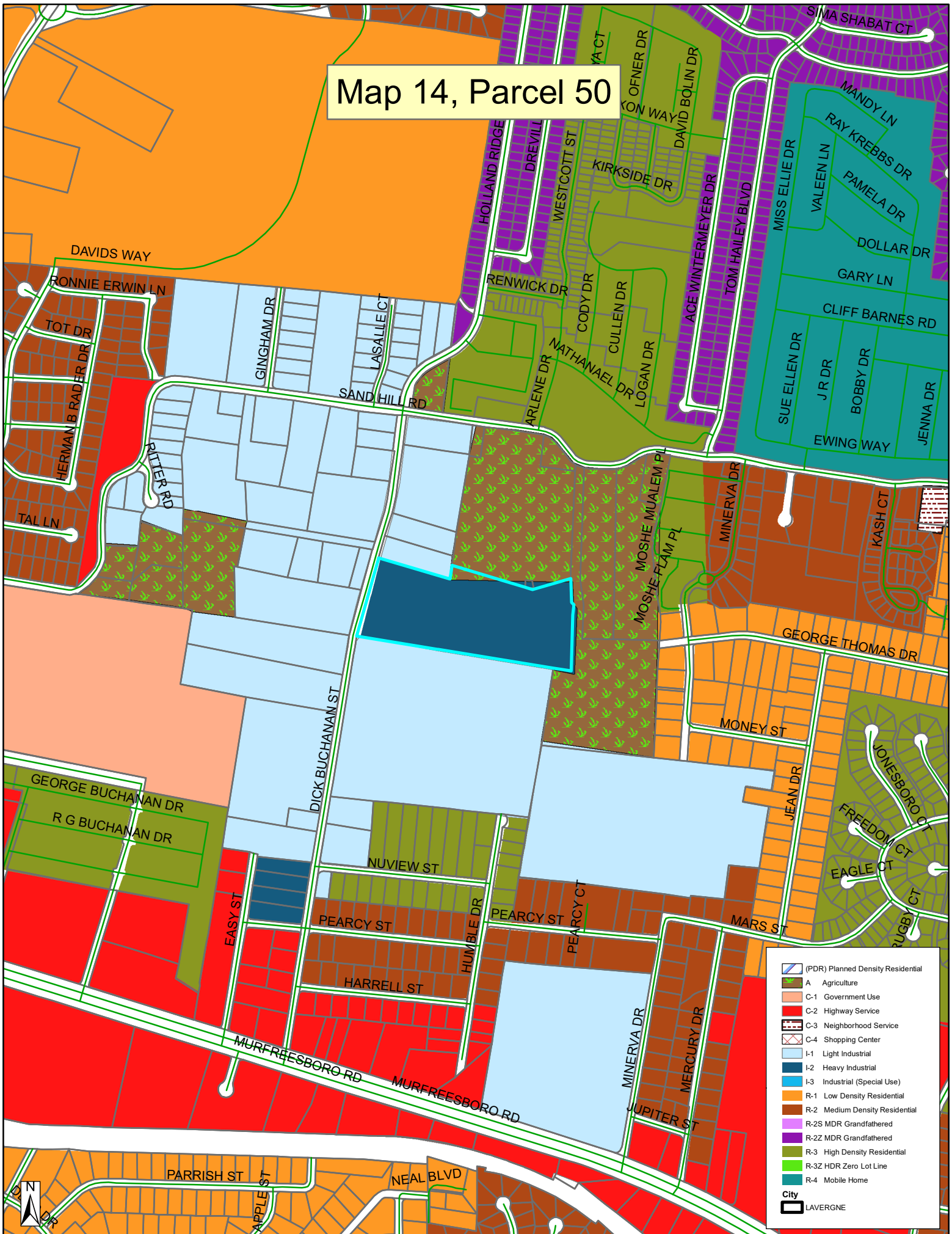
Map 14, Parcel 50



Map 14, Parcel 50



Map 14, Parcel 50



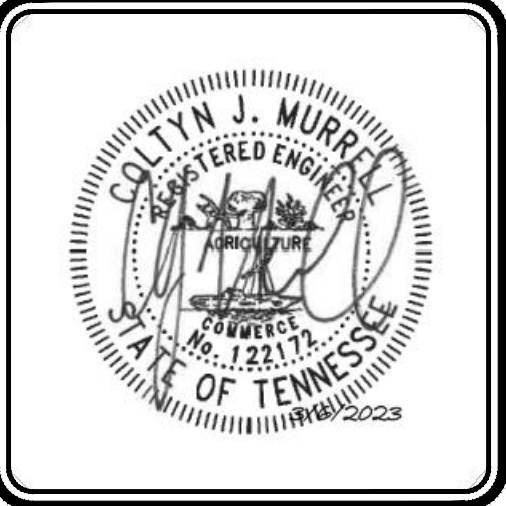
- | | |
|--|-----------------------------------|
| | (PDR) Planned Density Residential |
| | A Agriculture |
| | C-1 Government Use |
| | C-2 Highway Service |
| | C-3 Neighborhood Service |
| | C-4 Shopping Center |
| | I-1 Light Industrial |
| | I-2 Heavy Industrial |
| | I-3 Industrial (Special Use) |
| | R-1 Low Density Residential |
| | R-2 Medium Density Residential |
| | R-2S MDR Grandfathered |
| | R-2Z MDR Grandfathered |
| | R-3 High Density Residential |
| | R-3Z HDR Zero Lot Line |
| | R-4 Mobile Home |
| | City |
| | LAVERGNE |



FOR SALE
15.47 Acres
Please Contact
Robert West, DDM 815.337.1718
west@realestate.com

615 DESIGN GROUP

360 OLIVER CIRCLE, SAN ANTONIO, TX 78167
 TEL: 214-520-6600
www.615designgroup.com

[illegible]

COVER
C0.0

TDEC NOTICE OF COVERAGE NOTE

THIS SITE DISTURBS MORE THAN 1 ACRE AND THEREFORE DOES REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: 15.41 ACRES. TDEC PERMIT NUMBER IS TBD.



UTILITY CONTACTS	
<u>SEWER:</u>	
CITY OF LA VERGNE UTILITIES 5093 MURFREESBORO LA VERGNE, TN 37086 615-793-8891 MICHAEL DIETZ MDIETZ@LAVERNETN.GOV	
<u>WATER:</u>	
CITY OF LA VERGNE UTILITIES 5093 MURFREESBORO LA VERGNE, TN 37086 615-787-8662 MICHAEL DIETZ MDIETZ@LAVERNETN.GOV	
<u>GAS:</u>	
SMYRNA UTILITIES 215 S. LOWMY STREET SMYRNA, TN 37167 615-459-2553 PAULA STANLEY PAULA.STANLEY@TOWNOFMSMYRNA	
<u>ELECTRIC:</u>	
NASHVILLE ELECTRIC SERVICE 1214 CHURCH STREET NASHVILLE, TN 37246 615-736-6900	

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C0.0	COVER
C1.0	EXISTING CONDITIONS PLAN
C2.0	SITE PLAN
C3.1	EROSION CONTROL PLAN - INITIAL
C3.2	EROSION CONTROL PLAN - INTERMEDIATE
C3.3	EROSION CONTROL PLAN - FINAL
C3.4	EROSION CONTROL DETAILS
C4.0	GRADING PLAN
C4.1	DETENTION POND DETAILS
C5.0	UTILITY PLAN
C5.1	UTILITY DETAILS
C5.2	UTILITY DETAILS
C5.3	UTILITY DETAILS



- EXISTING CONDITIONS NOTES

 - EXISTING SURVEY INFORMATION IS DERIVED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY **B2L LAND SURVEYORS**.
 - CONTRACTOR TO NOTIFY CITY INSPECTOR PRIOR TO ANY DEMOLITION ON SITE.
 - ALL EXISTING STRUCTURES TO BE DEMOLISHED UNLESS OTHERWISE NOTED.
 - PRIOR TO THE START OF DEMOLITION / GRADING OPERATIONS, ALL OVERHEAD AND UNDERGROUND UTILITIES SHALL BE LOCATED. ALL REMOVAL AND / OR RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.
 - THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT.
 - ALL MATERIAL REMOVED FROM THE SITE ARE TO BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
- EXISTING UTILITIES NOTE

CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OF EXISTING OR PROPOSED UTILITIES. CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. ALL REMOVAL AND/OR RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.

615 DESIGN GROUP
360 QUEENSBERRY CIRCLE, SUITE 100, NASHVILLE, TN 37217
www.615designgroup.com

470 DICK BUCHANAN STREET
LAVERGNE, TN 37086

REVISIONS	DESCRIPTION	DATE

PROJECT #: 1046001

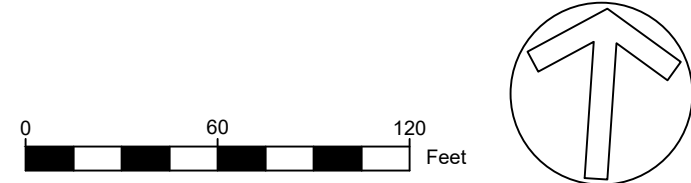
DESIGNED BY: CIM

DRAWN BY: CIM

DATE: 3/6/2023

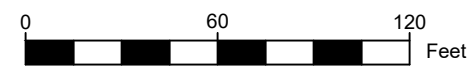
EXISTING CONDITIONS PLAN

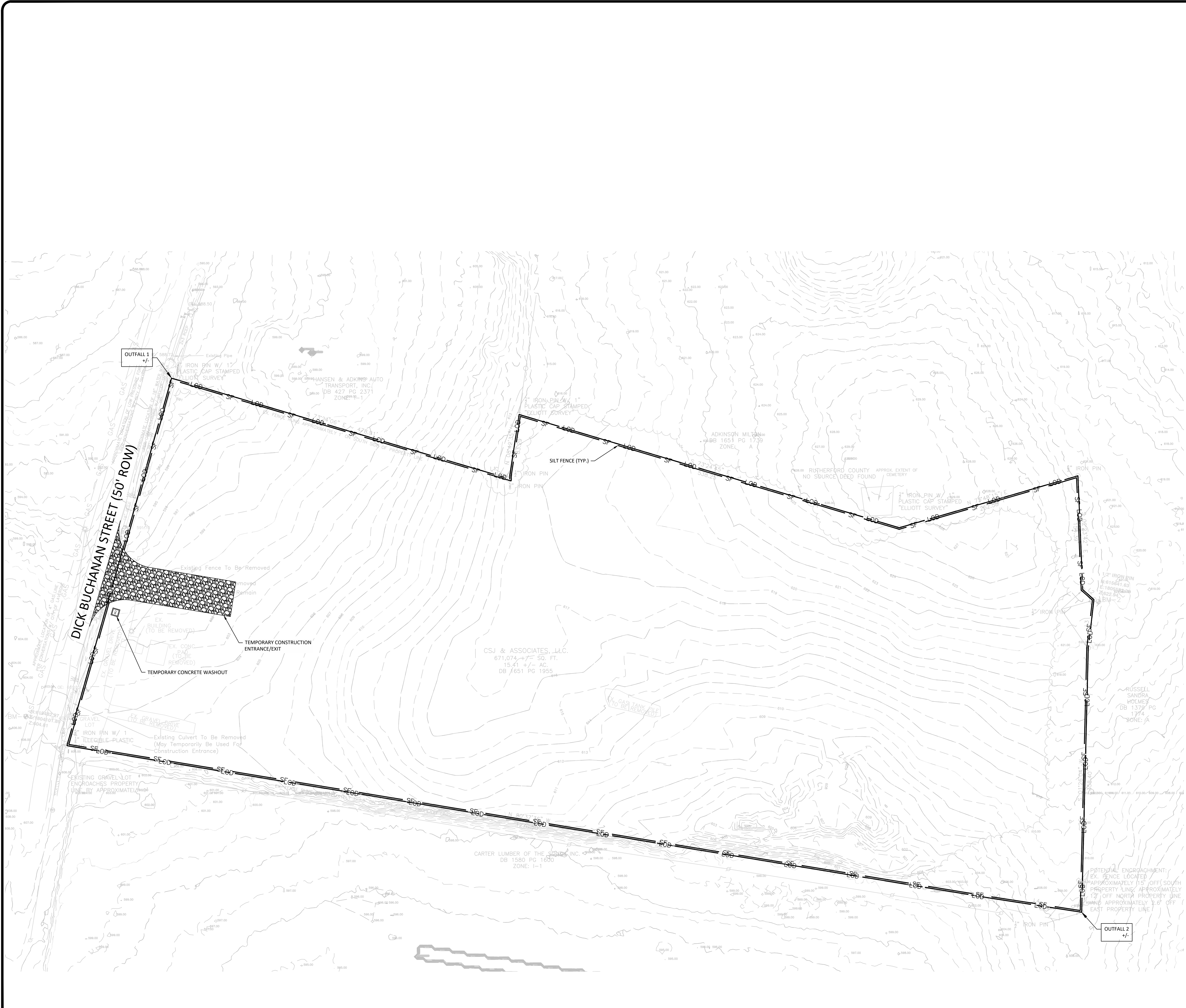
C1.0



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SITE PLAN
C2.0





EROSION CONTROL NOTES

1. IN INITIAL EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO ISSUANCE OF GRADING PERMIT AND MUST BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
2. ALL CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED ACCORDING TO LOCAL STANDARDS.
3. TEMPORARY CONSTRUCTION ACCESS MUST BE PROVIDED AT ALL POINTS WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. CONTRACTOR TO MAINTAIN ALL PUBLIC ROADWAYS AND KEEP FREE FROM TRACKED MUD AND DIRT.
4. CONTRACTOR NOT TO DISTURB VEGETATION EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
5. WHERE VEGETATION COVER IS USED AS A CONTROL MEASURE, THE PLANTING OF THE VEGETATION COVER DURING WINTER OR DRY MONTHS SHOULD BE AVOIDED.
6. CONSTRUCTION DEBRIS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS AND PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
7. BMP CONTROLS SHALL BE INSPECTED AT LEAST TWICE PER CALENDAR WEEK AND SHALL BE PERFORMED AT LEAST 72 HOURS APART. ANY INADEQUATE CONTROL MEASURE THAT IS NOT FUNCTIONING CORRECTLY SHALL BE REPLACED OR REPAIRED PRIOR TO THE NEXT RAIN EVENT AND IN NO CASE MORE THAN 7 DAYS AFTER THE NEED FOR REPAIR OR REPLACEMENT IS IDENTIFIED.
8. MULCH AND SEED ALL DISTURBED AREAS WITHIN 14 DAYS FROM WHEN FINAL GRADING IS COMPLETED. STEEP SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
9. CONTRACTOR TO MAINTAIN PUBLIC ROADWAYS AND KEEP THEM CLEAR OF TRACKED MUD AND DIRT.
10. THE EROSION CONTROL MEASURES FOR THIS SITE WERE DESIGNED TO HANDLE A 2-YEAR STORM EVENT.
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12. STORMWATER DEPARTMENT AND DESIGN ENGINEER ARE TO BE PRESENT DURING INSTALLATION OF BIORETENTION.

EPSC DATA TABLE

TOTAL LIMIT OF DISTURBANCE:	+/- 15.41 AC (671,073 SF)
TOTAL SILT FENCE:	+/- 3,780 LF
EXISTING IMPERVIOUS AREA:	0.21 AC
PROPOSED IMPERVIOUS AREA:	10.87 AC (473,900 SF)

EROSION CONTROL LEGEND

— LOD	— LIMIT OF DISTURBANCE
— SF	— SILT FENCE
— TP	— TREE PROTECTION
— >	— DIVERSION DITCH
— ○ ○ ○ ○ ○ ○ ○ ○ ○ ○	— EROSION EEL
— [Symbol]	— OUTLET PROTECTION
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— [Symbol]	— INLET PROTECTION
— [Symbol]	— TEMPORARY STABILIZATION
— [Symbol]	— PERMANENT STABILIZATION

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470 DICK BUCHANAN STREET

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REVISIONS

NUMBER	DESCRIPTION	DATE

PROJECT #:

1046001

DESIGNED BY:

CJM

DRAWN BY:

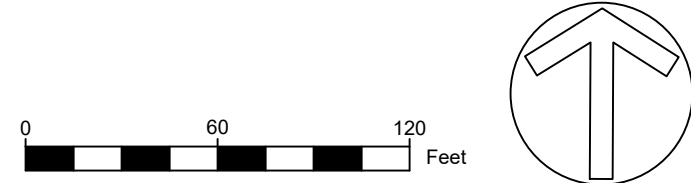
CJM

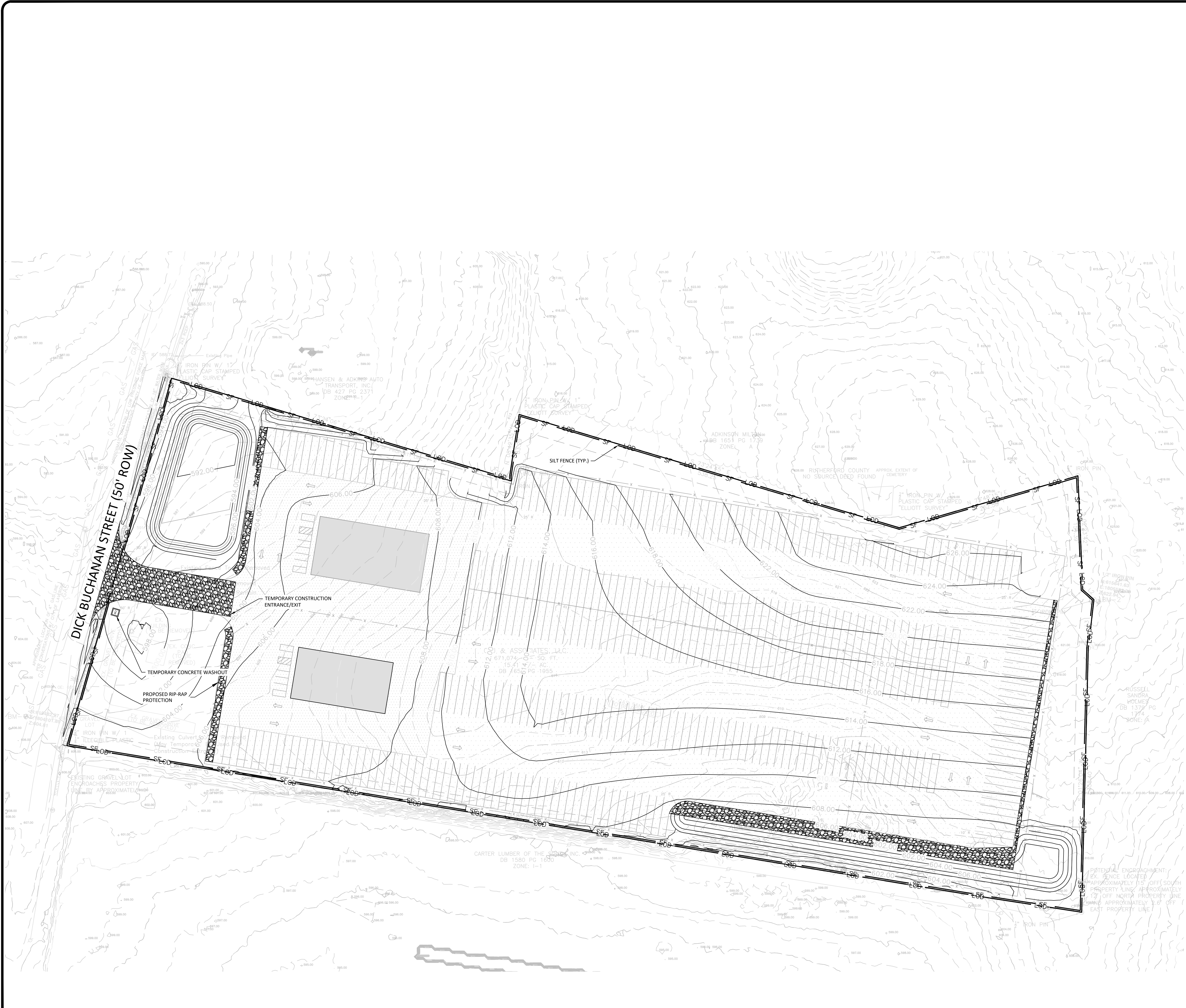
DATE:

3/6/2023

EROSION CONTROL PLAN - INITIAL

C3.1





EROSION CONTROL NOTES

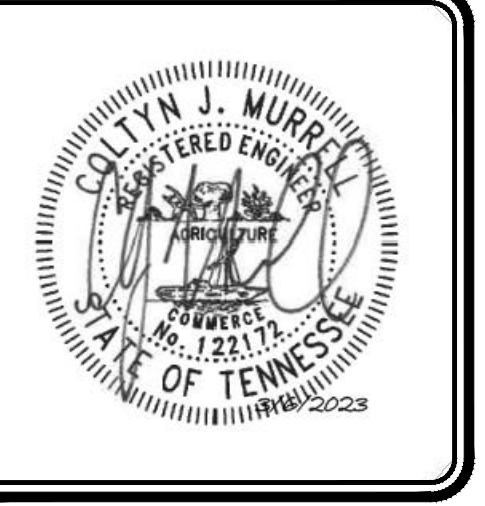
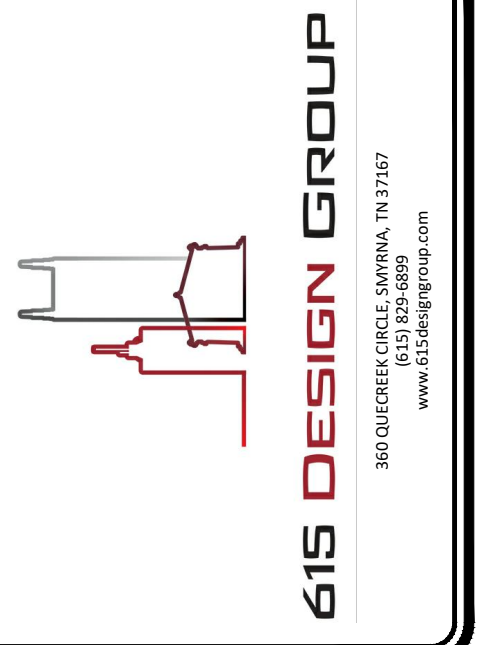
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— IP	— INLET PROTECTION
— TS	— TEMPORARY STABILIZATION
— PS	— PERMANENT STABILIZATION



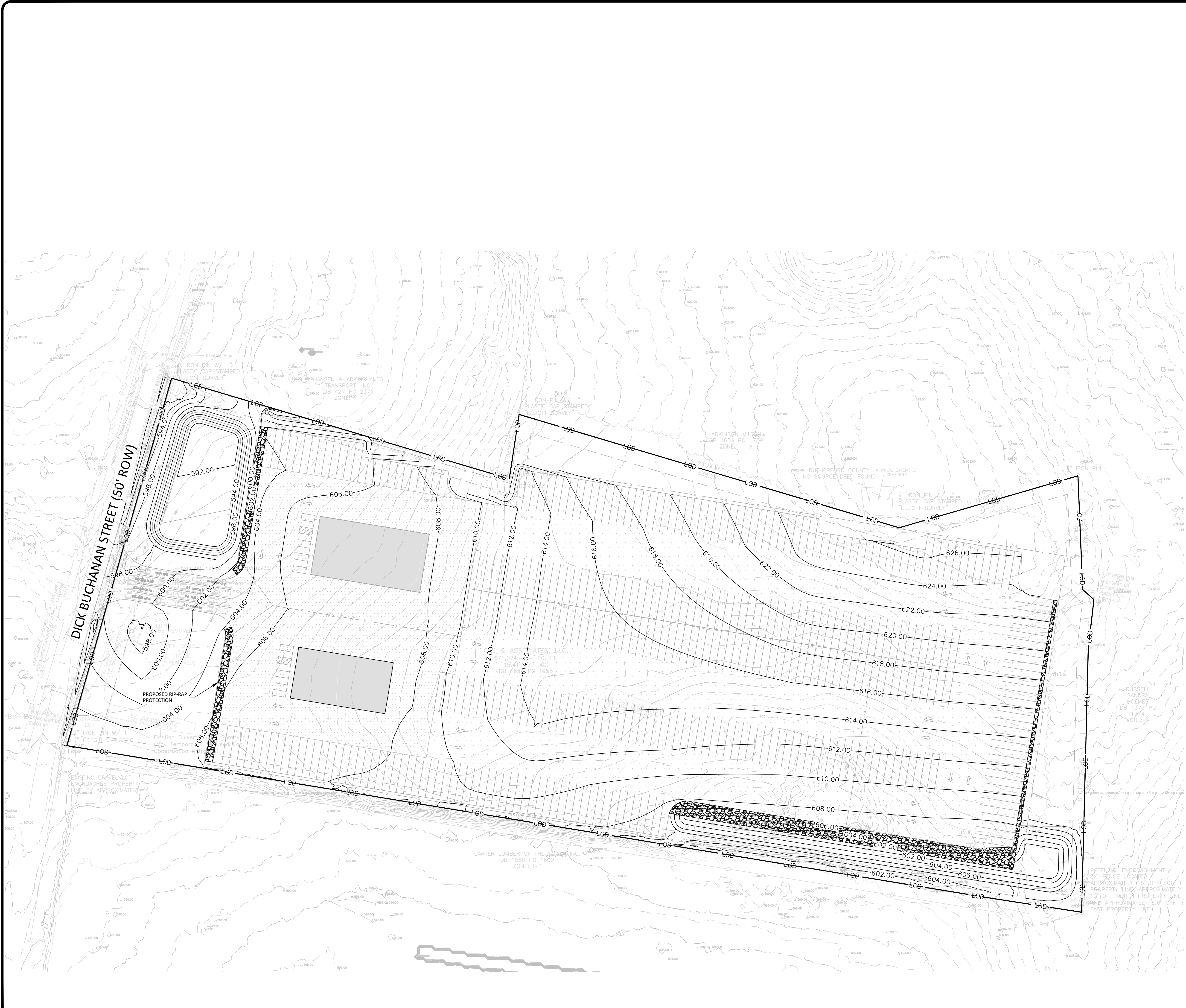
470 DICK BUCHANAN STREET
LAVERGNE, TN 37086

REVISIONS	DESCRIPTION	DATE
NUMBER		

PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	3/6/2023

EROSION CONTROL
PLAN - INTERMEDIATE

C3.2



EROSION CONTROL NOTES

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2. ALL CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED ACCORDING TO LOCAL STANDARDS.
3. TEMPORARY CONSTRUCTION ACCESS MUST BE PROVIDED AT ALL POINTS WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. CONTRACTOR TO MAINTAIN ALL PUBLIC ROADWAYS AND KEEP FREE FROM TRACKED MUD AND DIRT.
4. CONTRACTOR NOT TO DISTURB VEGETATION EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
5. WHERE VEGETATION COVER IS USED AS A CONTROL MEASURE, THE PLANTING OF THE VEGETATION COVER DURING WINTER OR DRY MONTHS SHOULD BE AVOIDED.
6. CONSTRUCTION DEBRIS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS AND PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
7. BMP CONTROLS SHALL BE INSPECTED AT LEAST TWICE PER CALENDAR WEEK AND SHALL BE PERFORMED AT LEAST 72 HOURS APART. ANY INADEQUATE CONTROL MEASURE THAT IS NOT FUNCTIONING CORRECTLY SHALL BE REPLACED OR REPAIRED PRIOR TO THE NEXT RAIN EVENT AND IN NO CASE MORE THAN 7 DAYS AFTER THE NEED FOR REPAIR OR REPLACEMENT IS IDENTIFIED.
8. MULCH AND SEED ALL DISTURBED AREAS WITHIN 14 DAYS FROM WHEN FINAL GRADING IS COMPLETED. STEEP SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
9. CONTRACTOR TO MAINTAIN PUBLIC ROADWAYS AND KEEP THEM CLEAR OF TRACKED MUD AND DIRT.
10. THE EROSION CONTROL MEASURES FOR THIS SITE WERE DESIGNED TO HANDLE A 2-YEAR STORM EVENT.
11. CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH CITY OF LA VERGNE. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.
12. STORMWATER DEPARTMENT AND DESIGN ENGINEER ARE TO BE PRESENT DURING INSTALLATION OF BIORETENTION.

EPSC DATA TABLE

TOTAL LIMIT OF DISTURBANCE:	+/- 15.41 AC (671,073 SF)
TOTAL SILT FENCE:	+/- 3,780 LF
EXISTING IMPERVIOUS AREA:	0.21 AC
PROPOSED IMPERVIOUS AREA:	10.87 AC (473,900 SF)

EROSION CONTROL LEGEND

LOD	LIMIT OF DISTURBANCE
SF	SILT FENCE
TP	TREE PROTECTION
>	DIVERSION DITCH
EEL	EROSION EEL
OUP	OUTLET PROTECTION
CW	CONCRETE WASHOUT
IP	INLET PROTECTION
TS	TEMPORARY STABILIZATION
PS	PERMANENT STABILIZATION

615 DESIGN GROUP

360 OLIVER CREEK CIRCLE, SUITE 100, NASHVILLE, TN 37217
www.615designgroup.com

CLAYTON J. MURPHY

REGISTERED ENGINEER

STATE OF TENNESSEE

12317

2023

470 DICK BUCHANAN STREET

LAVERGNE, TN 37086

REVISIONS	DESCRIPTION	DATE
NUMBER		

PROJECT #:

1046001

DESIGNED BY:

CJM

DRAWN BY:

CJM

DATE:

3/6/2023

EROSION CONTROL PLAN - FINAL

C3.3



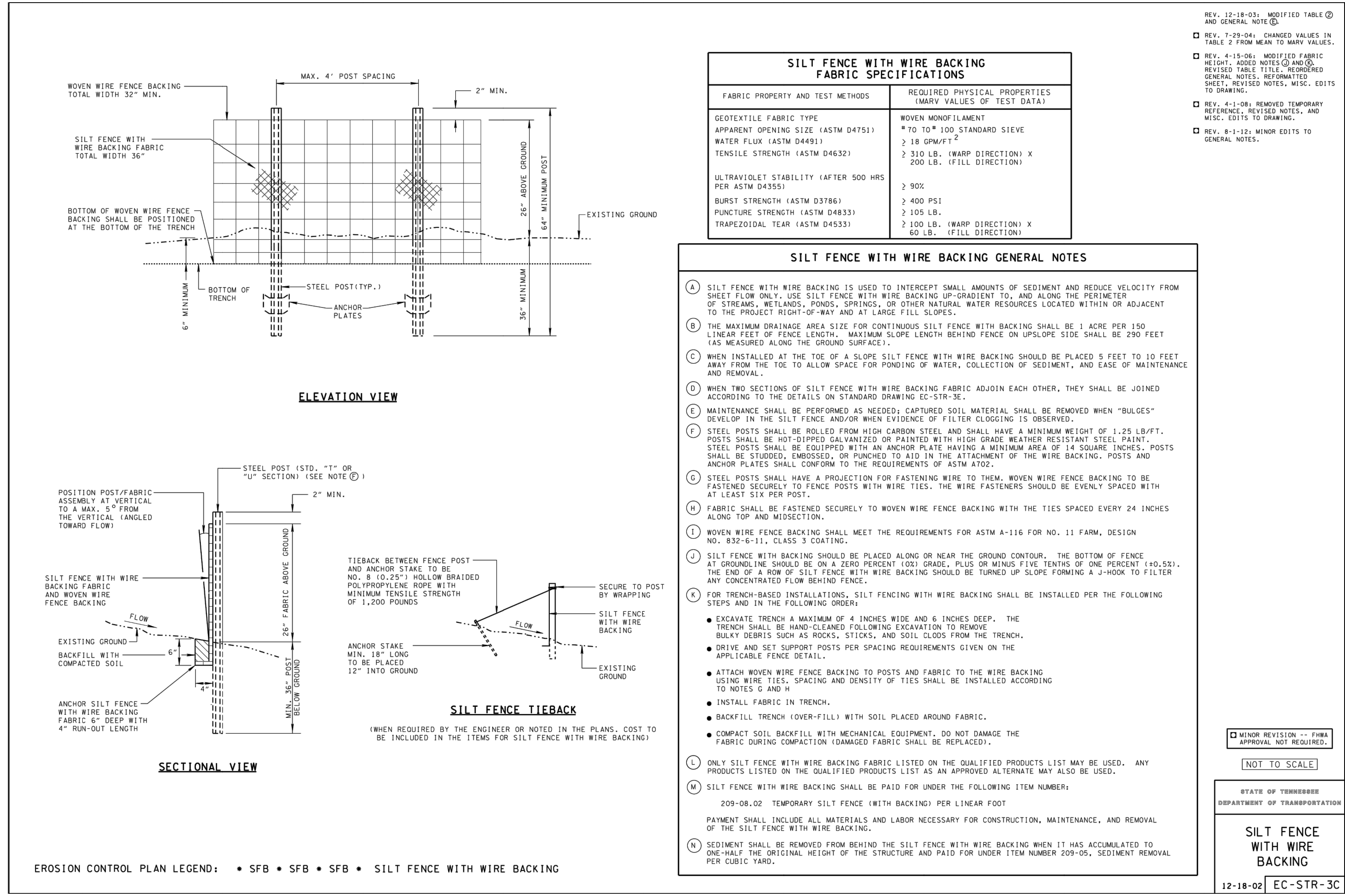
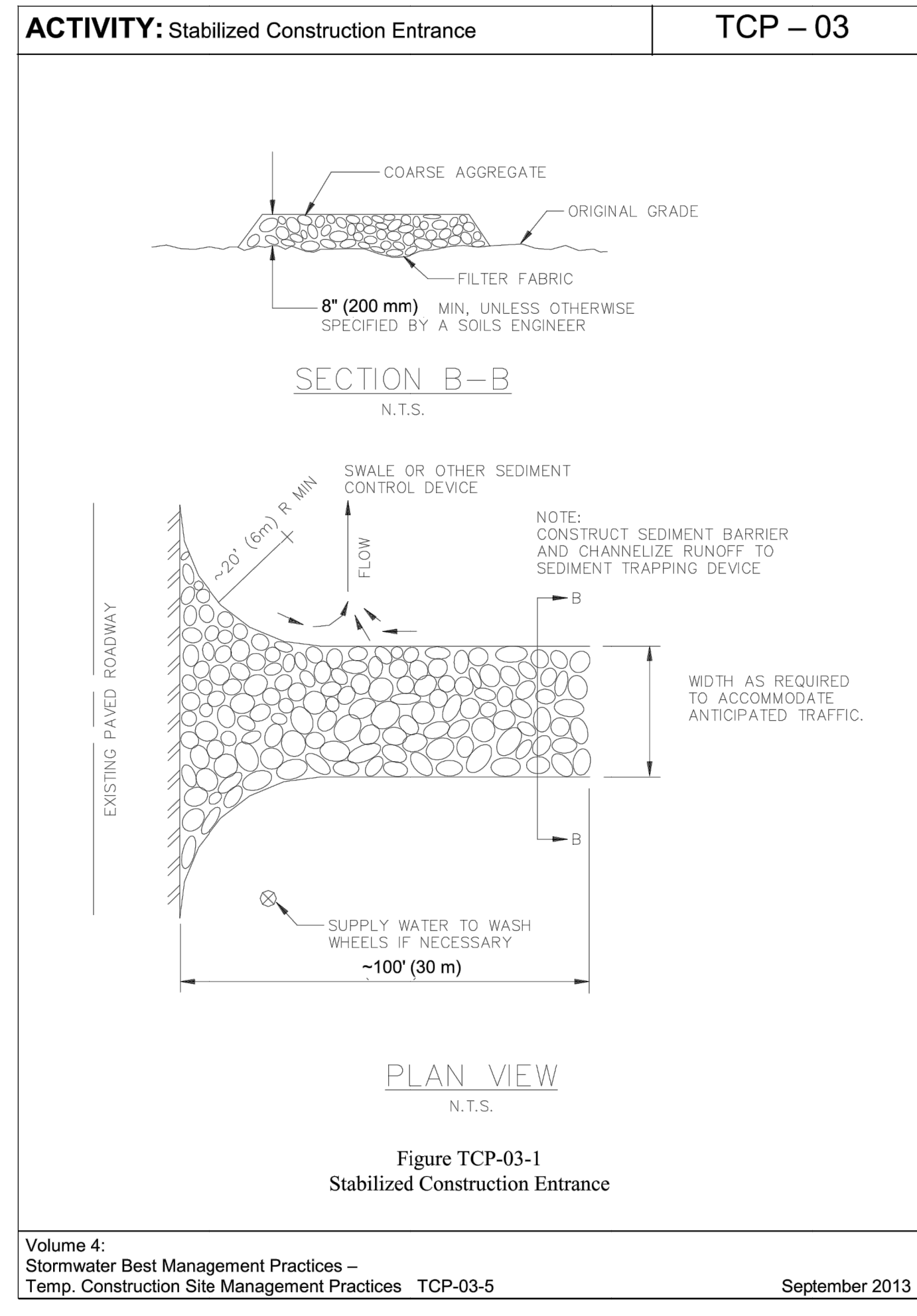
470 DICK BUCHANAN STREET
LAVERGNE, TN 37086

REVIEWS	NUMBER	DESCRIPTION	DATE

PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	3/6/2023

EROSION CONTROL
DETAILS

C3.4



STRUCTURE TABLE		
STRUCTURE NAME:	DESCRIPTION:	RIM:
D2	OUTLET STRUCTURE 2	604.50
A2	HEADWALL	N/A
C4	HEADWALL	N/A
C3	CATCH BASIN	598.09
C2	CATCH BASIN	597.41
C1	HEADWALL	N/A
B2	OUTLET STRUCTURE 1	596.00
A1	HEADWALL	N/A
B1	HEADWALL	N/A
D1	HEADWALL	N/A

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
C3-C4	24"	32.04'	1.00%	RCP
C2-C3	24"	44.00'	1.00%	RCP
C1-C2	24"	47.55'	1.00%	RCP
B1-B2	24"	39.15'	1.00%	RCP
D1-D2	24"	25.50'	0.92%	RCP
A1-A2	N/A	133.41'	3.75%	RCP

NOTE: PIPE A1-A2 TO BE 14" X 23" CONCRETE ELLIPTICAL PIPE

GRADING AND DRAINAGE NOTES

- CONSTRUCTION SCHEDULE:
1. PRE-CONSTRUCTION MEETING
 2. INSTALL ALL EROSION CONTROL MEASURES
 3. EROSION CONTROL INSPECTION BY METRO
 4. GRADING PERMIT ISSUED
 5. CONSTRUCTION STARTS

CONSTRUCTION SHALL BE COMPLETED WITHIN 12 MONTHS OF THE GRADING PERMIT BEING ISSUED. IF CONSTRUCTION IS NOT COMPLETE IN THAT TIME, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY FOR EXTENSION OF THE GRADING PERMIT.

CONSTRUCTION NOTE:
STORMWATER DEPARTMENT AND DESIGN ENGINEER ARE TO BE PRESENT DURING INSTALLATION OF BIORETENTION MEDIA.

FEMA NOTE:
PORTIONS OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD ZONE AE AS PER F.E.M.A. MAP NO. 47149C0020J, DATED 10/16/2008.

TDEC NOTICE OF COVERAGE NOTE:
THIS PROJECT DISTURBS MORE THAN 1 ACRE AND IS REQUIRED TO APPLY FOR A NOTICE OF COVERAGE UNDER THE TENNESSEE GENERAL CONSTRUCTION PERMIT FROM TDEC.

TOTAL LIMITS OF DISTURBANCE: +/- 15.41 ACRES

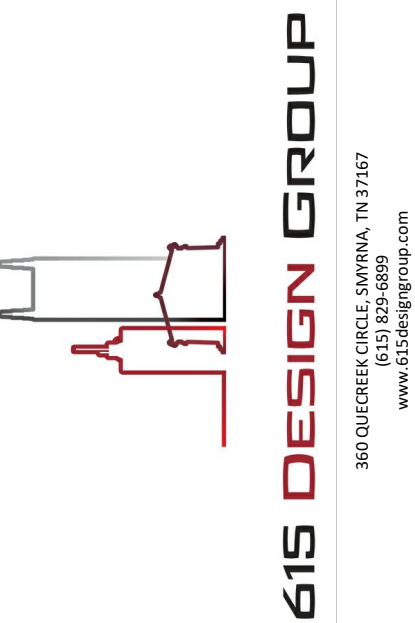
SURFACE QUANTITY DATA TABLE

PRE-DEVELOPMENT SURFACE QUANTITIES:

IMPERVIOUS: +/- 0.00 AC
PERVIOUS: +/- 15.41 AC

POST-DEVELOPMENT SURFACE QUANTITIES:

IMPERVIOUS: +/- 10.88 AC
PERVIOUS: +/- 4.52 AC



470 DICK BUCHANAN STREET
LAVERGNE, TN 37086

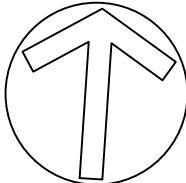
REVISIONS	DESCRIPTION	DATE
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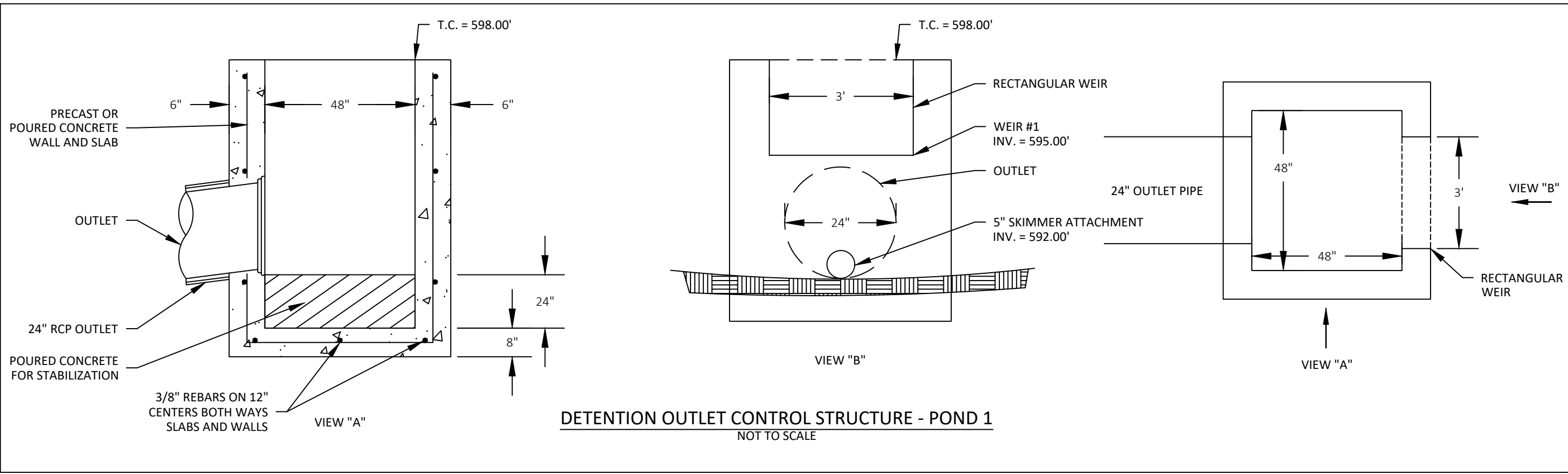
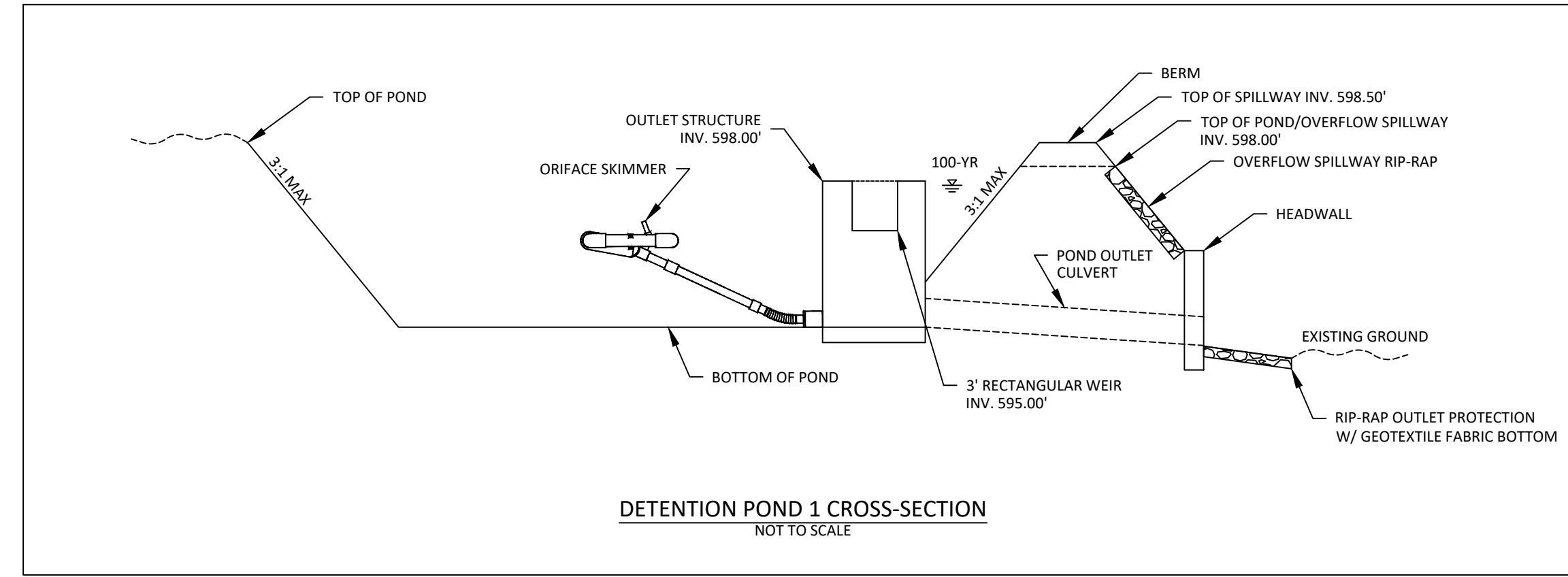
PROJECT #:	1046001
DESIGNED BY:	CIM
DRAWN BY:	CIM
DATE:	3/6/2023

GRADING PLAN

C4.0

0 60 120 Feet

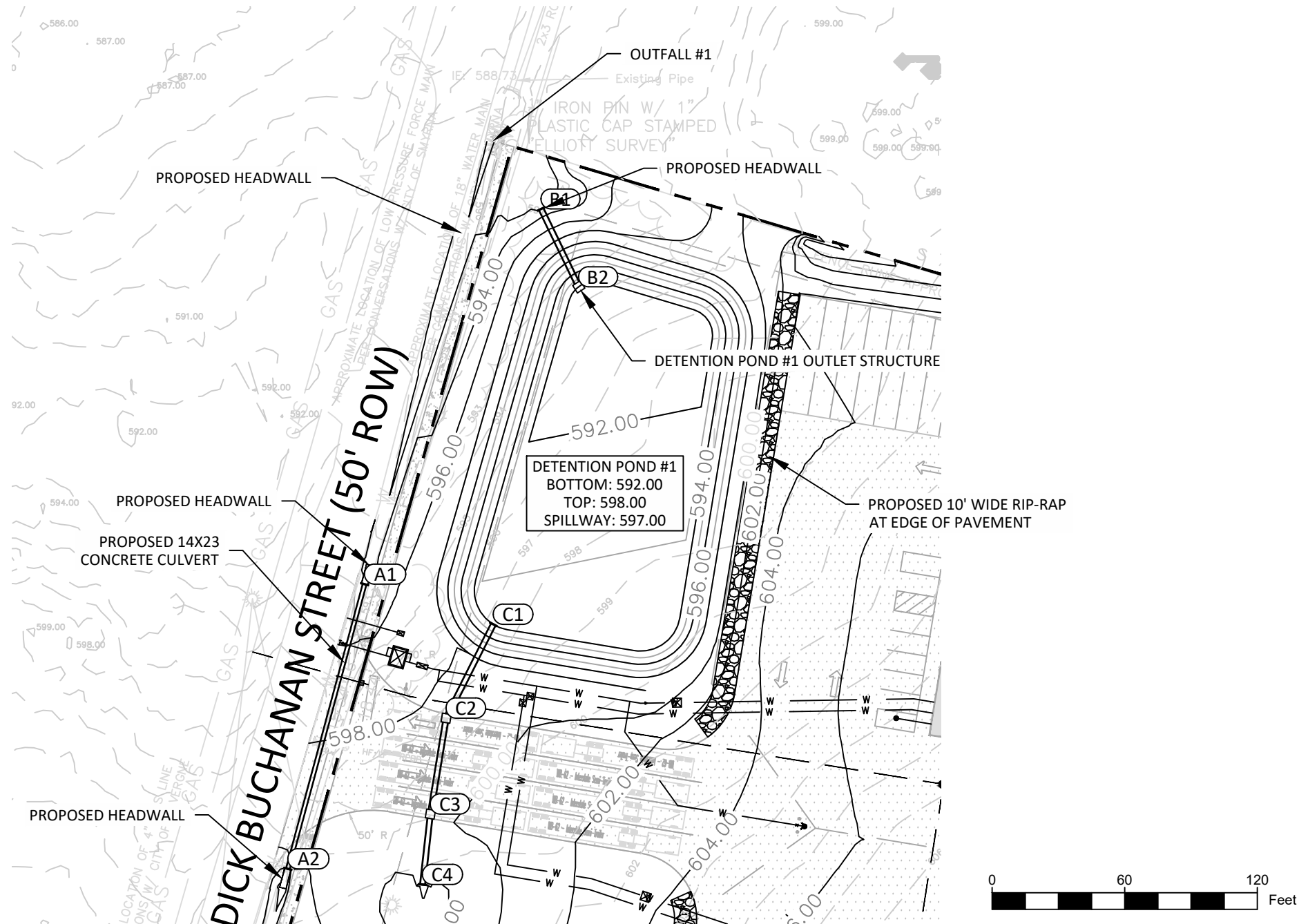




ONLINE CALCULATORS

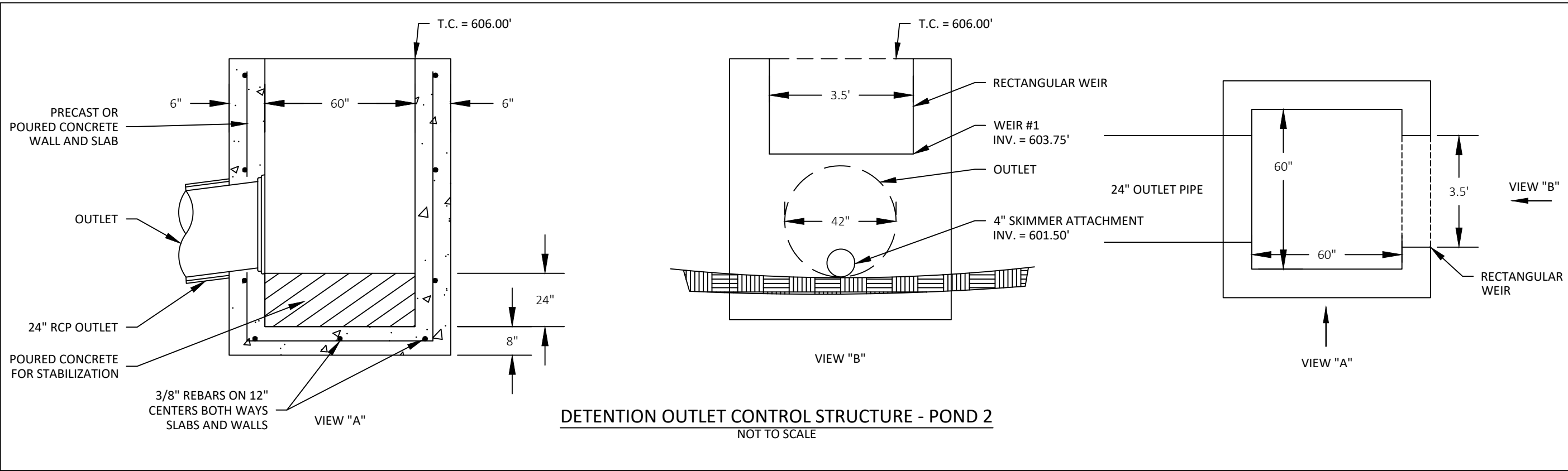
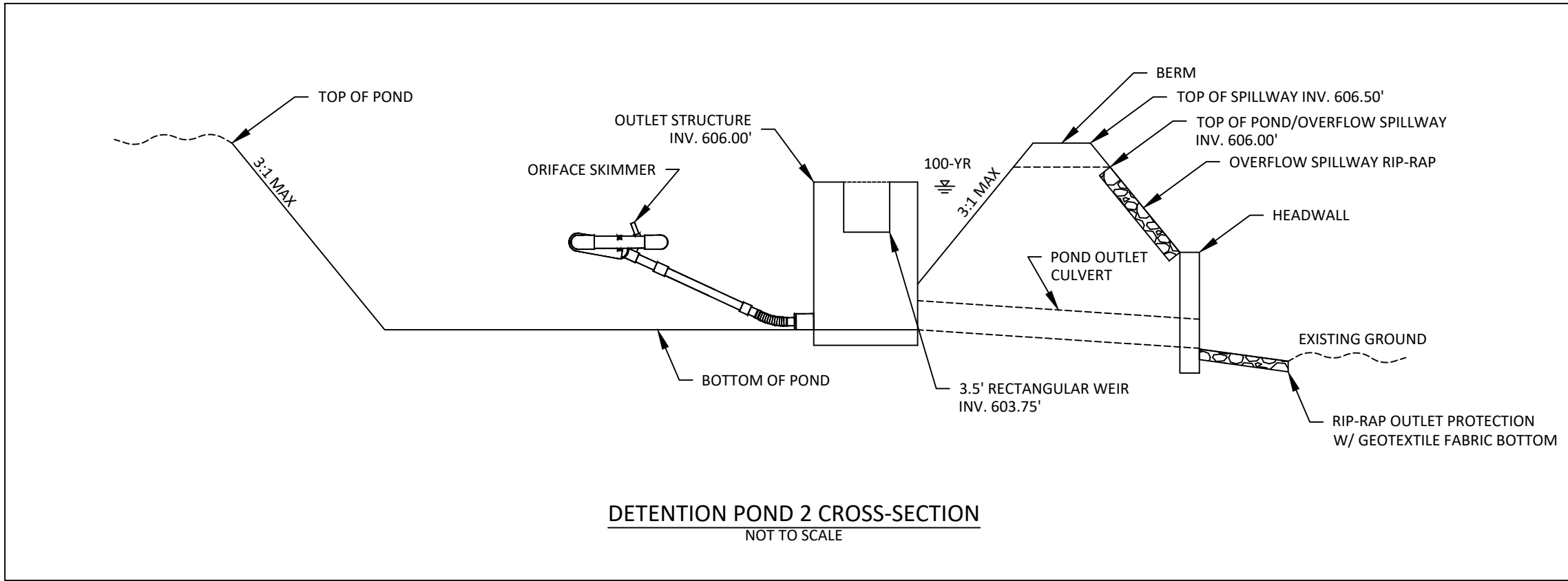
CALCULATE FAIRCLOTH SKIMMER® SIZE

Required Basin volume in cubic feet	Days to Drain	
21047	1	
The required basin volume is the actual volume you intend to drain, not the provided or total volume which is often larger. If a pool of water is to be maintained between storms, do not include that volume.		
Number of Days to drain is usually determined by local or state regulations. Where there is no requirement 3 days is recommended. Keep in mind the quicker the basin is to drain the larger the skimmer required. In NC, assume 3 days to drain.		
SKIMMER SIZE	ORIFICE RADIUS	ORIFICE DIAMETER
5.0 inches	2.0 inches	4.0 inches



Volume to Treat via low flow orifice

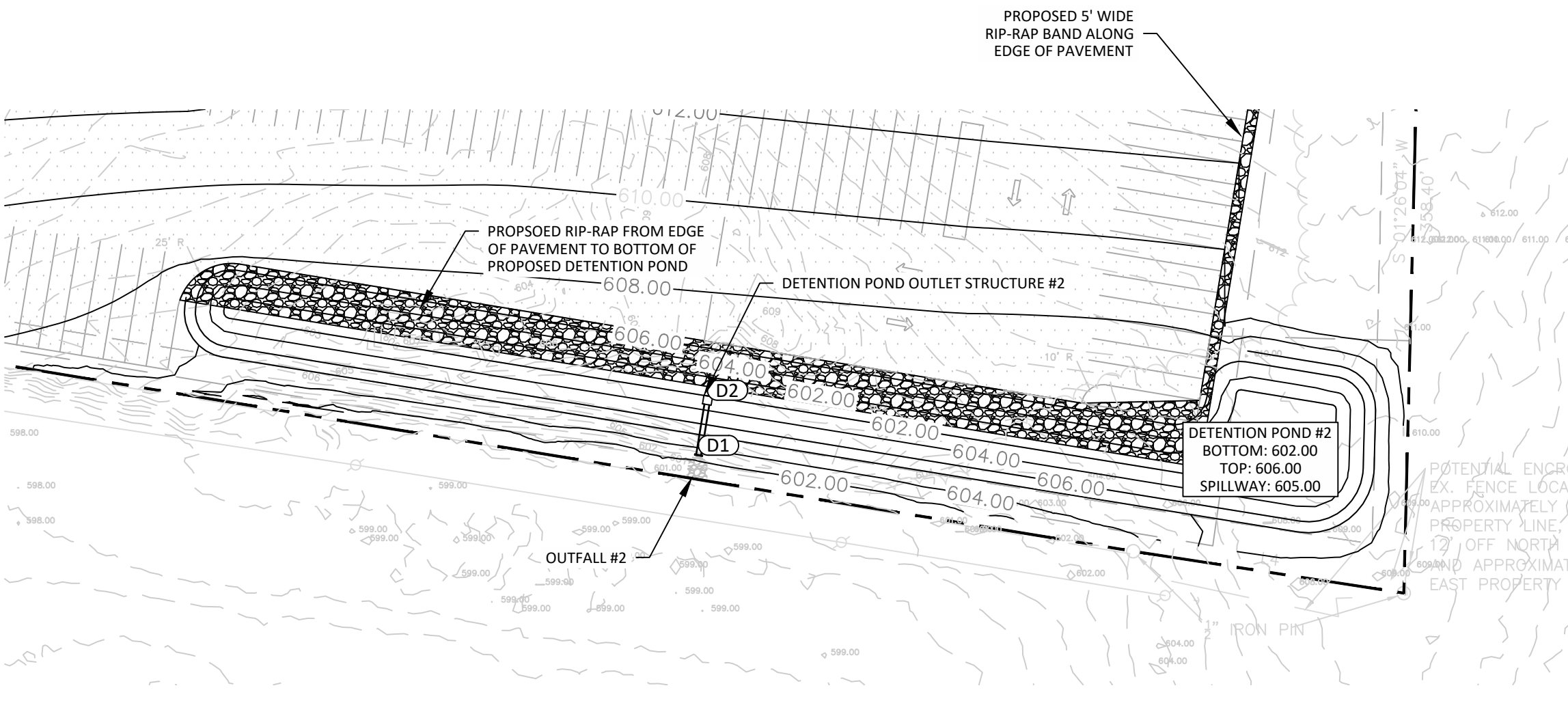
Water Quality Volume Calcs for 80% TSS		
WQ	0.939 ac-ft	40,888.29 ft³
P	1.100 in	
Rv	0.665 run off coefficient	
A	15.406 acres	
I	70.618 imp ratio	
TOTAL Area	671074 sf	
IMP Area	473900 sf	
Pond 1	21,047 ft³	
Pond 2	19,841 ft³	



ONLINE CALCULATORS

CALCULATE FAIRCLOTH SKIMMER® SIZE

Required Basin volume in cubic feet	Days to Drain	
19842	1	
The required basin volume is the actual volume you intend to drain, not the provided or total volume which is often larger. If a pool of water is to be maintained between storms, do not include that volume.		
Number of Days to drain is usually determined by local or state regulations. Where there is no requirement 3 days is recommended. Keep in mind the quicker the basin is to drain the larger the skimmer required. In NC, assume 3 days to drain.		
SKIMMER SIZE	ORIFICE RADIUS	ORIFICE DIAMETER
4.0 inches	2.0 inches	4.0 inches



Volume to Treat via low flow orifice

Water Quality Volume Calcs for 80% TSS		
WQ	0.939 ac-ft	40,888.29 ft³
P	1.100 in	
Rv	0.665 run off coefficient	
A	15.406 acres	
I	70.618 imp ratio	
TOTAL Area	671074 sf	
IMP Area	473900 sf	
Pond 1	21,047 ft³	
Pond 2	19,841 ft³	



470 DICK BUCHANAN STREET
LAVERGNE, TN 37086

REVISIONS	NUMBER	DESCRIPTION	DATE

PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	3/6/2023

DETENTION POND
DETAILS

C4.1



UTILITY CONTACTS

SEWER:

CITY OF LA VERGNE UTILITIES
5093 MURFREESBORO
LA VERGNE, TN 37086
615-793-9891
MICHAEL DIETZ
MDIETZ@LAVERGNETN.GOV

WATER:

CITY OF LA VERGNE UTILITIES
5093 MURFREESBORO
LA VERGNE, TN 37086
615-287-8662
MICHAEL DIETZ
MDIETZ@LAVERGNETN.GOV

GAS:

SMYRNA UTILITIES
315 S. LOWRY STREET
SMYRNA, TN 37167
615-459-2553
PAULA STANLEY
PAULA.STANLEY@TOWNOFSMYRNA

ELECTRIC:

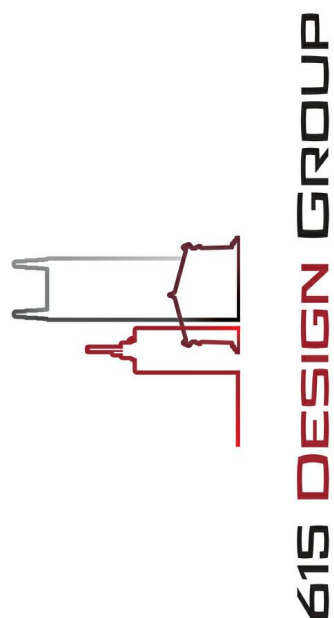
NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37246
615-736-6900

FIRE DEPARTMENT CONNECTION NOTE

1. FIRE DEPARTMENT CONNECTION TO BE PLUMBED TO BUILDING SEPARATELY. PLUMBING TO BE DESIGNED TO AVOID BACK FEEDING DOMESTIC PORTION OF WATER SUPPLY INSIDE BUILDING.

CITY OF LA VERGNE GENERAL NOTES

1. ALL WORK HEREON SHALL CONFORM TO THE CITY OF LA VERGNE STANDARD SPECIFICATIONS AND DETAILS.
2. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
3. DEPTH AND LOCATION OF EXISTING UNDERGROUND FACILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO TRENCHING. CONTACT THE TENNESSEE UTILITY LOCATION SERVICE AT 811 OR 800-353-1111, 3-10 DAYS BEFORE YOU DIG, NO EXCEPTIONS.
4. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT ON RECORD OR NOT SHOWN ON THESE PLANS.
5. ALL CONSTRUCTION AND OPERATIONS BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH OSHA.
6. THE CONTRACTORS SHALL MAINTAIN A SET OF REDLINE AS-BUILT DRAWINGS AT THE PROJECT SITE UPDATED DAILY. AS-BUILT PLANS SHALL BE PROVIDED TO THE ENGINEER WITHIN 30 DAYS OF SUBSTANTIAL COMPLETION OF THE PROJECT. ELECTRONIC RECORD DRAWINGS SHALL BE PREPARED BY THE ENGINEER AT THE END OF THE PROJECT BASED ON AS-BUILT DRAWINGS SUPPLIED BY THE CONTRACTOR.
7. TRAFFIC CONTROL, SIGNAGE, AND CONSTRUCTION RELATED BARRIERS IS THE RESPONSIBILITY OF THE CONTRACTOR, AND NO TRENCHES SHALL BE LEFT OPEN OVERNIGHT WITHOUT PROPER SAFETY MEASURES SUCH AS BARRICADES, PLATING, OR OTHER AS AGREED BY THE CITY.
8. SURFACE IMPROVEMENTS DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE RECONSTRUCTED BY THE CONTRACTOR TO THE LOCAL GOVERNING AGENCY'S REQUIREMENTS.
9. ALL REVISIONS TO THESE DRAWINGS MUST BE APPROVED BY THE CITY ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ANY MONUMENTS IN PLACE. IF ANY MONUMENT IS DISTURBED OR DESTROYED, THE CONTRACTOR WILL BE REQUIRED TO CONTRACT WITH A REGISTERED LAND SURVEYOR FOR THE RE-ESTABLISHMENT AND MAPPING OF THE DESTROYED MONUMENT.
10. PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR ANY CITY FACILITIES NOT LOCATED IN THE RIGHT OF WAY AND INDICATED ON THE PLANS.
11. ALL UNDERGROUND FACILITIES WITH LATERALS SHALL BE IN PLACE PRIOR TO FINAL PAVING, INCLUDING BUT NOT LIMITED TO DRAINAGE, SEWER, WATER, TELEPHONE, ELECTRICITY, GAS, AND CABLE.
12. ALL CONSTRUCTION WATER TAKEN FROM A CITY FH SHALL BE FROM A CITY APPROVED FIRE HYDRANT METER ASSEMBLY, AND CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF THE PUBLIC DOMESTIC WATER SYSTEM AT ALL TIMES BY MAINTAINING PROPER CROSS CONNECTION CONTROL PER THE GOVERNING AUTHORITY.
13. THE CONTRACTOR SHALL CONFINE ALL OF HIS ACTIVITIES TO THE AREAS WITHIN THE EXISTING STREET RIGHTS-OF-WAY AND CITY PROPERTY OR EASEMENTS AS SHOWN ON THESE PLANS UNLESS WRITTEN CONSENT IS PROVIDED IN ADVANCE BY THE AFFECTED PROPERTY OWNER.
14. WHERE WATER AND SEWER LINES CROSS OTHER UTILITIES A MINIMUM OF 12" CLEARANCE SHALL BE MAINTAINED.
15. PIPE JOINTS SHALL NOT BE DEFLECTED AT ANY ANGLE GREATER THAN MAXIMUM ANGLE RECOMMENDED BY THE PIPE MANUFACTURE.
16. VERTICAL PIPE BENDS SHALL BE FULLY RESTRAINED BY MECHANICAL METHODS (JOINT RESTRAINT, TI-RODS, ETC). NO CREDIT SHALL BE GIVEN FOR CONCRETE THRUST BLOCKS. ANCHOR BLOCK DESIGN WILL BE CONSIDERED ON A CASE BY CASE BASIS.
17. MAINLINE VALVES SHALL ONLY BE INSTALLED ON SLOPES NOT TO EXCEED 6 PERCENT.
18. ALL BURIED BOLTS AND NUTS SHALL BE TYPE 316 STAINLESS STEEL.
19. COMBINATION AIR RELEASE AND VACUUM VALVES SHALL BE INSTALLED AT ALL LOCAL HIGH POINTS OF PRESSURIZED UTILITY LINES.
20. SEPARATION OF WATER AND SEWER LINES MUST COMPLY WITH STATE OF TENNESSEE REQUIREMENTS.
21. CITY SEWER CLEANOUTS SHALL BE CUT AND CAPPED BELOW GRADE AND COVERED WITH A BOX AND LID PER THE CITY OF LA VERGNE.
22. SURPLUS AND ALL MATERIAL REMOVED WHICH IS NOT SUITABLE FOR USE IN THIS PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF AWAY FROM THE JOB SITE IN A MANNER OR AT A LOCATION UNACCEPTABLE TO ANY JURISDICTIONAL AGENCY.



470 DICK BUCHANAN STREET
LAVERGNE, TN 37086

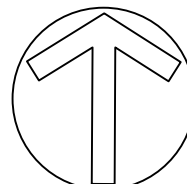
REVISIONS	DESCRIPTION	DATE
NUMBER		

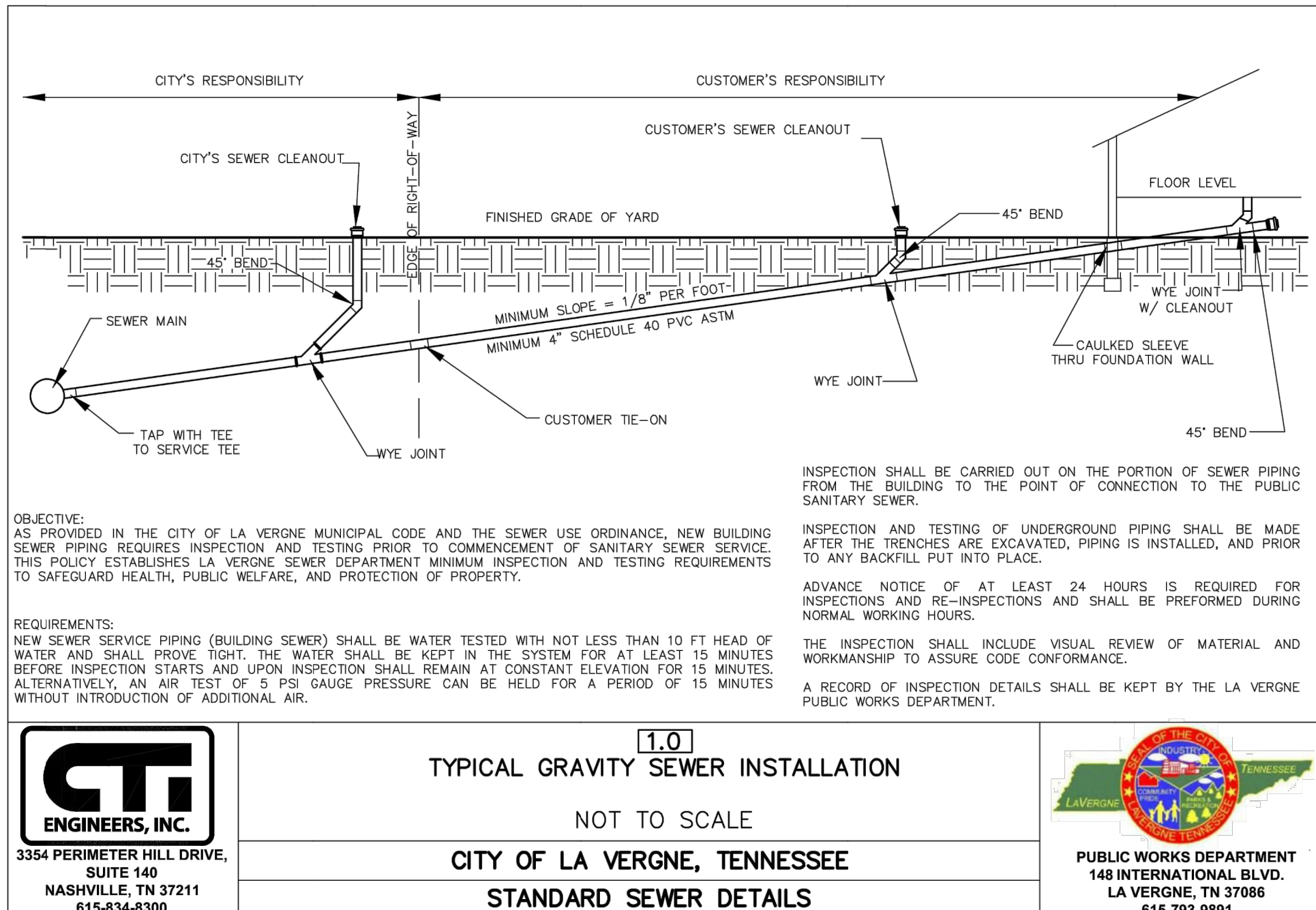
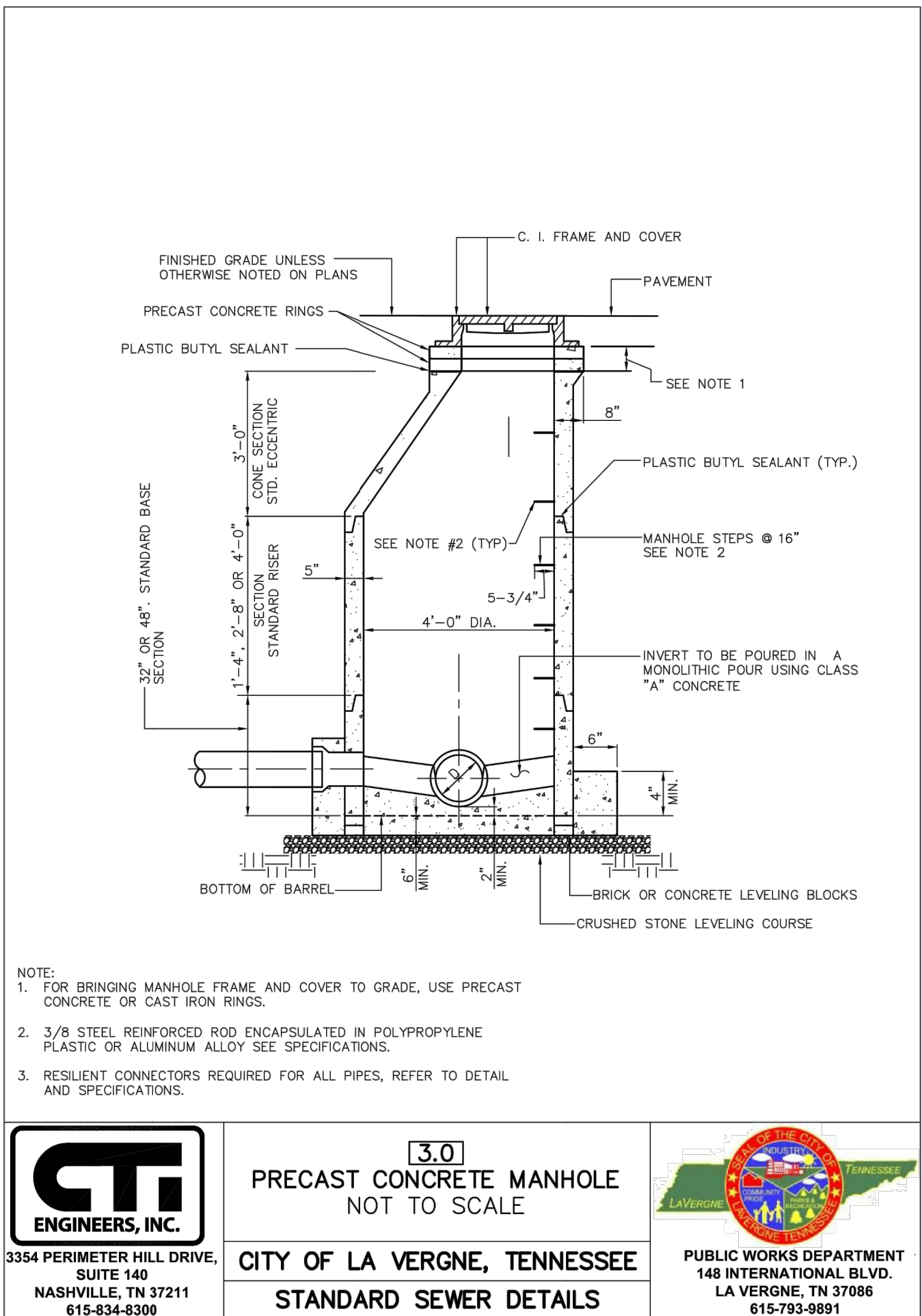
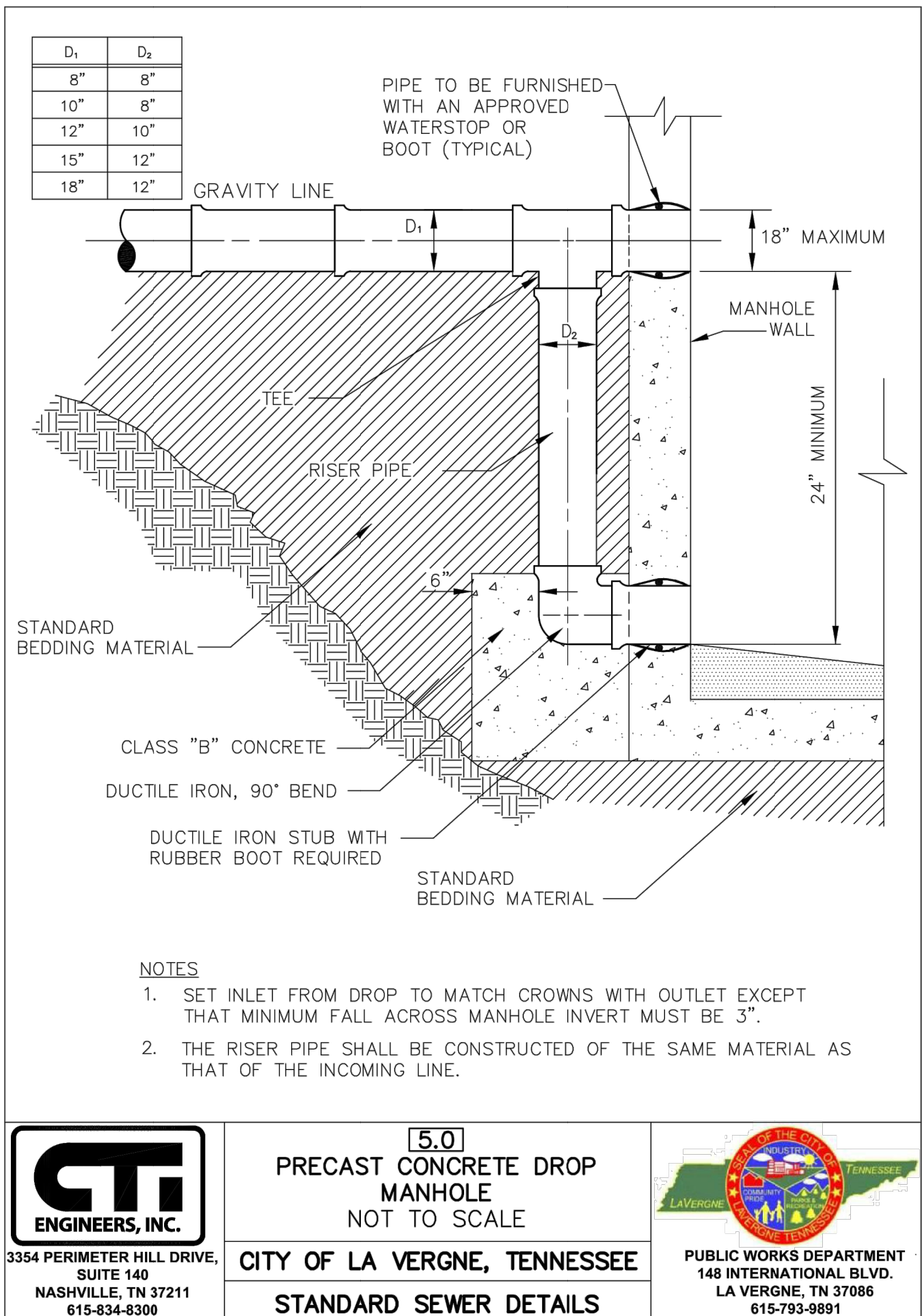
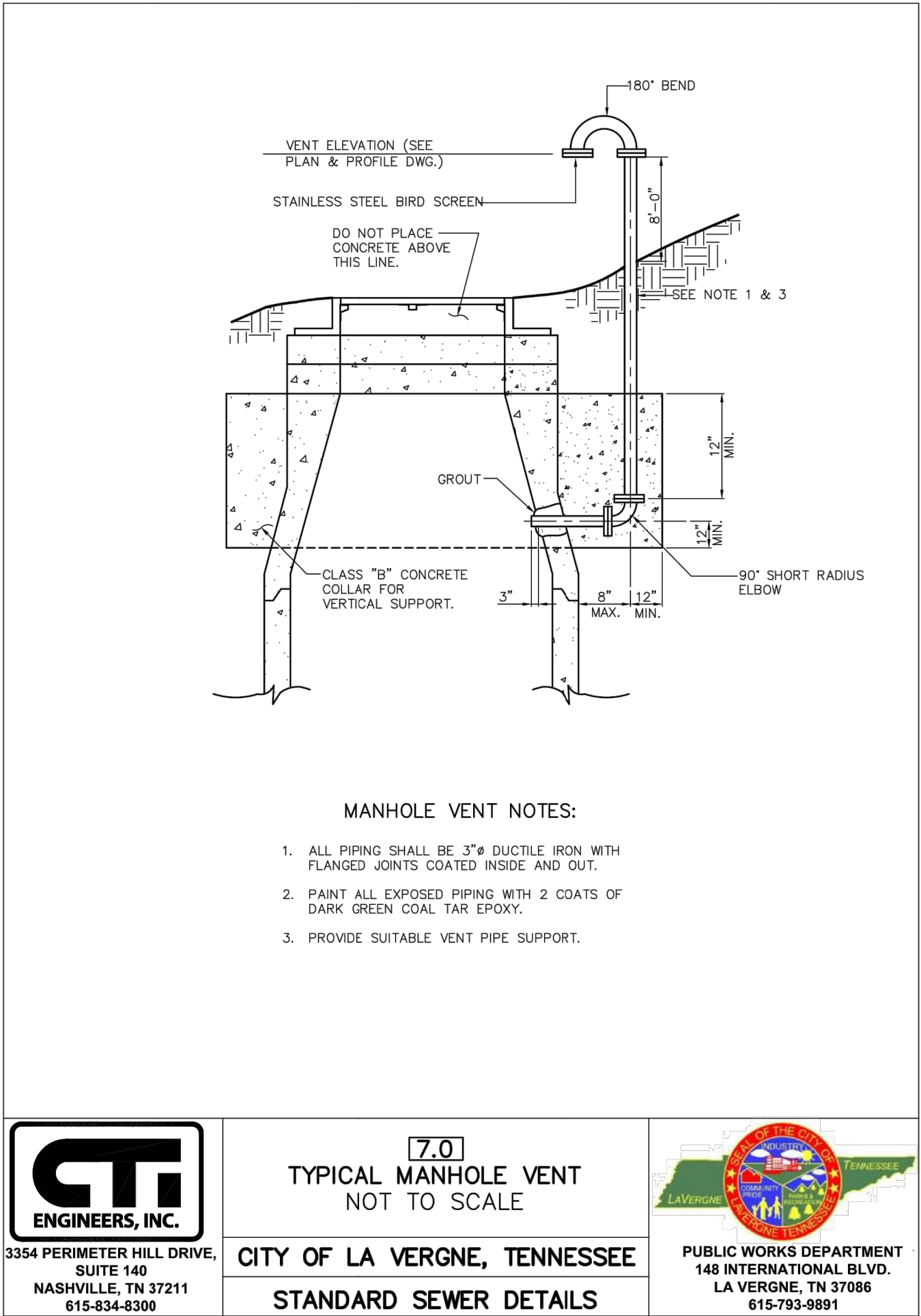
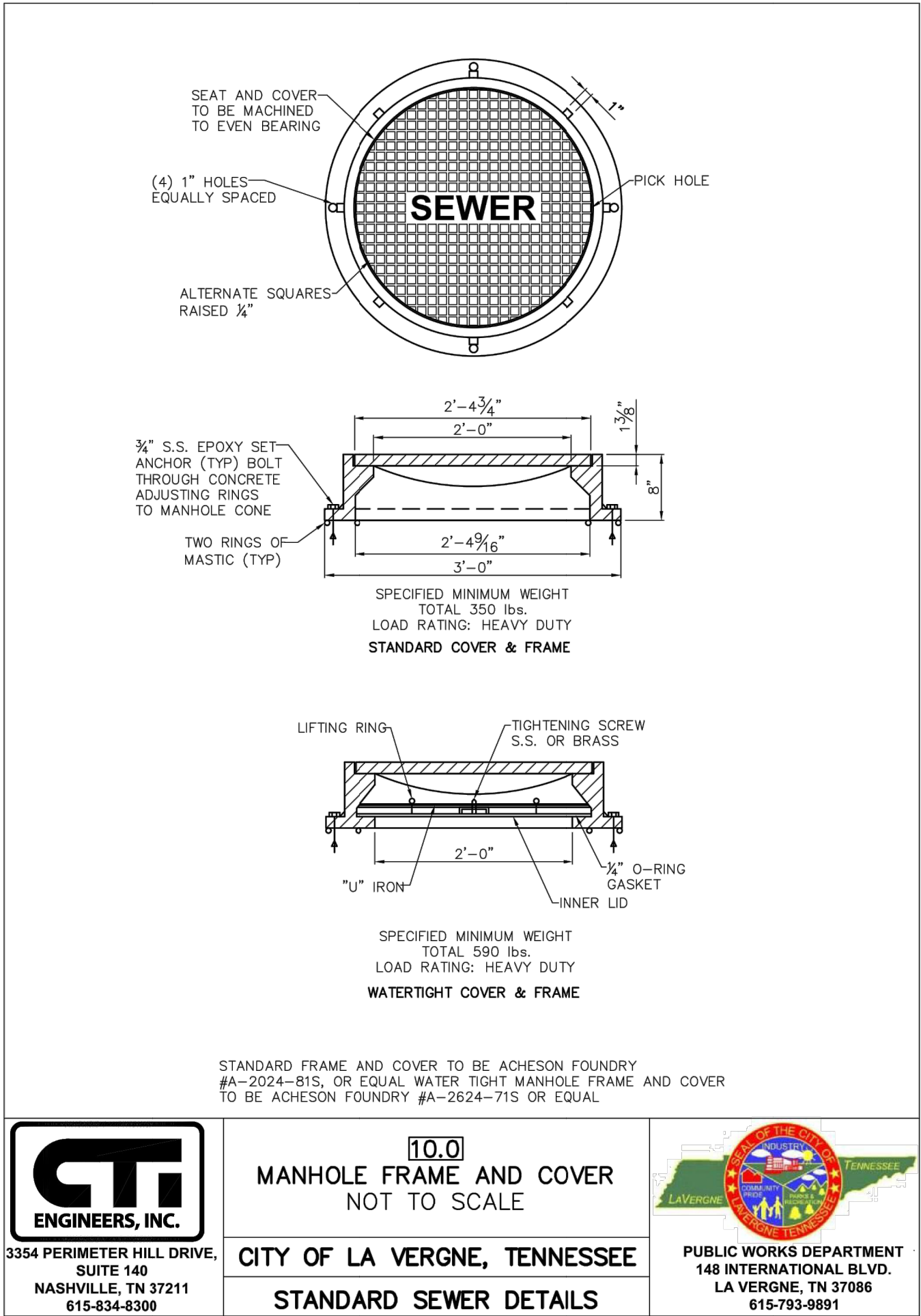
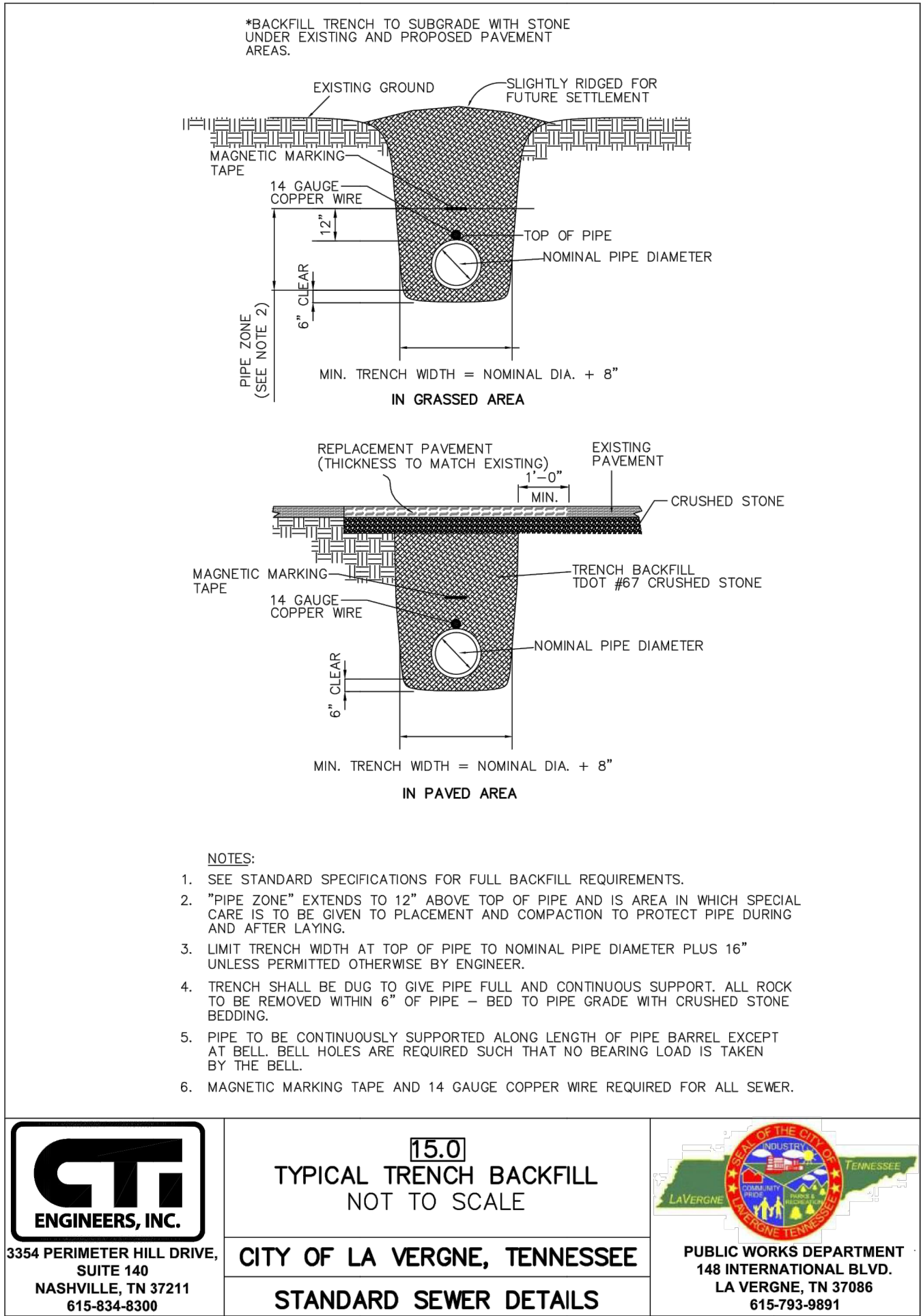
PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	3/6/2023

UTILITY PLAN

C5.0

0 60 120 Feet







615 DESIGN GROUP
360 QUEEN CREEK CIRCLE, SUITE 500, NASHVILLE, TN 37217
www.615designgroup.com



COLTIN J. MURPHY
REGISTERED ENGINEER
No. 122179
STATE OF TENNESSEE
2023

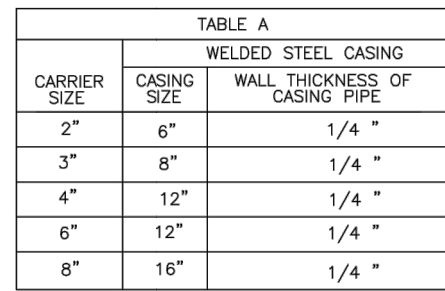
470 DICK BUCHANAN STREET
LAVERGNE, TN 37086

REVISIONS	NUMBER	DESCRIPTION	DATE

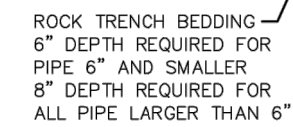
PROJECT #:	1046001
DESIGNED BY:	CJM
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DATE:	3/6/2023

UTILITY DETAILS

C5.1



CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS



CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

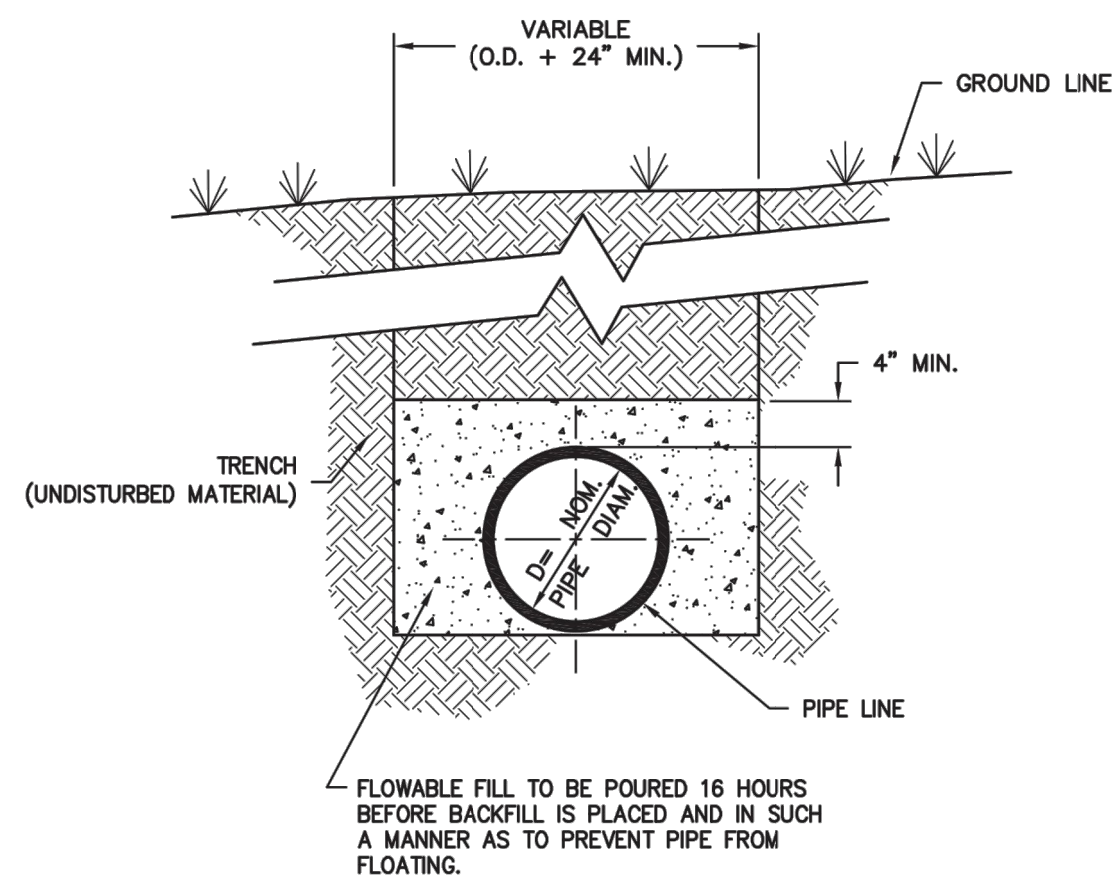


CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS



PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	3/6/2023

C5.2



TYPICAL PROTECTION FOR WATER LINES

N.T.S.

Revised September, 2015

STANDARD DETAIL 080
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56

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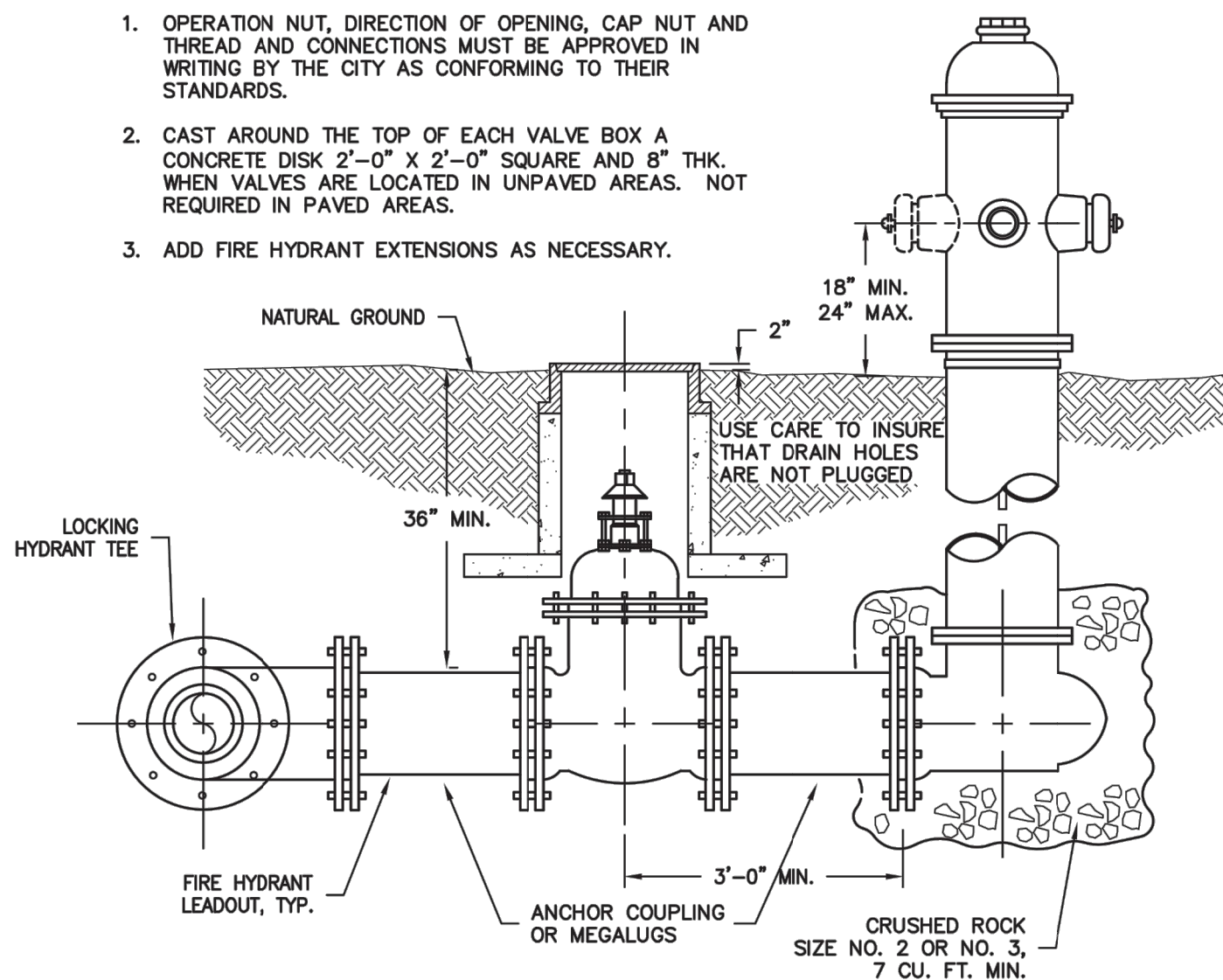
**GRIGGS & MALONEY
INCORPORATED**
Engineering & Environmental Consulting

P.O. BOX 2968, MURFREESBORO, TN 37133-2968
(615) 895-8221 • FAX (615) 895-0632

FILE NAME: L:\Engineering\442-56\2015 Updates\Drawings\080 Typical Protection for Water Lines.dwg

NOTES:

1. OPERATION NUT, DIRECTION OF OPENING, CAP NUT AND THREAD AND CONNECTIONS MUST BE APPROVED IN WRITING BY THE CITY AS CONFORMING TO THEIR STANDARDS.
2. CAST AROUND THE TOP OF EACH VALVE BOX A CONCRETE DISK 2'-0" X 2'-0" SQUARE AND 8" THK. WHEN VALVES ARE LOCATED IN UNPAVED AREAS. NOT REQUIRED IN PAVED AREAS.
3. ADD FIRE HYDRANT EXTENSIONS AS NECESSARY.



TYPICAL FIRE HYDRANT SETTING

N.T.S.

Revised September, 2015

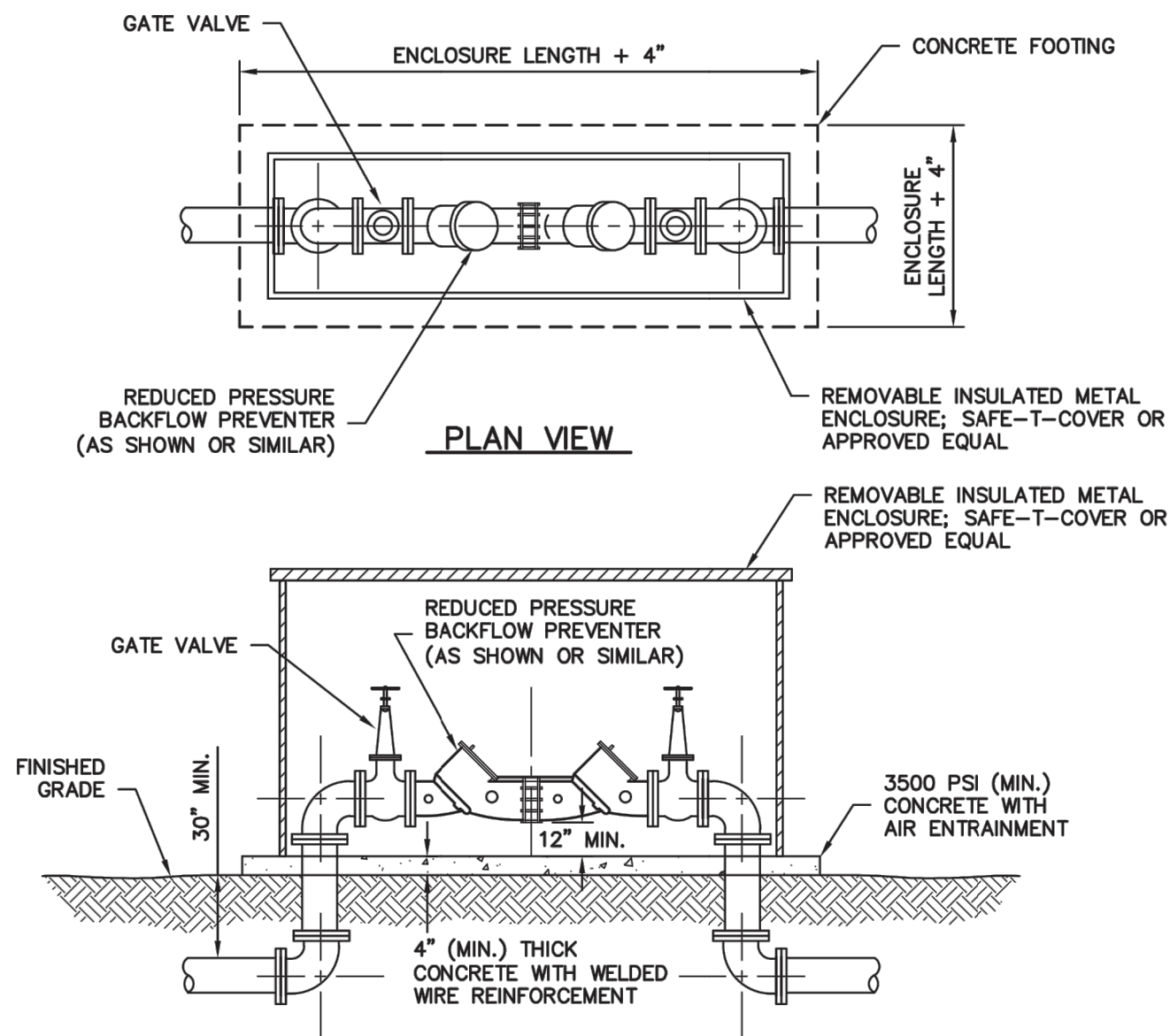
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CITY OF LAVERGNE, TENNESSEE
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FILE NAME: L:\Engineering\442-56\2015 Updates\Drawings\040 Typical Fire Hydrant Setting.dwg



**REDUCED PRESSURE BACKFLOW PREVENTER
(ABOVEGROUND)**

N.T.S.

Revised August 2017

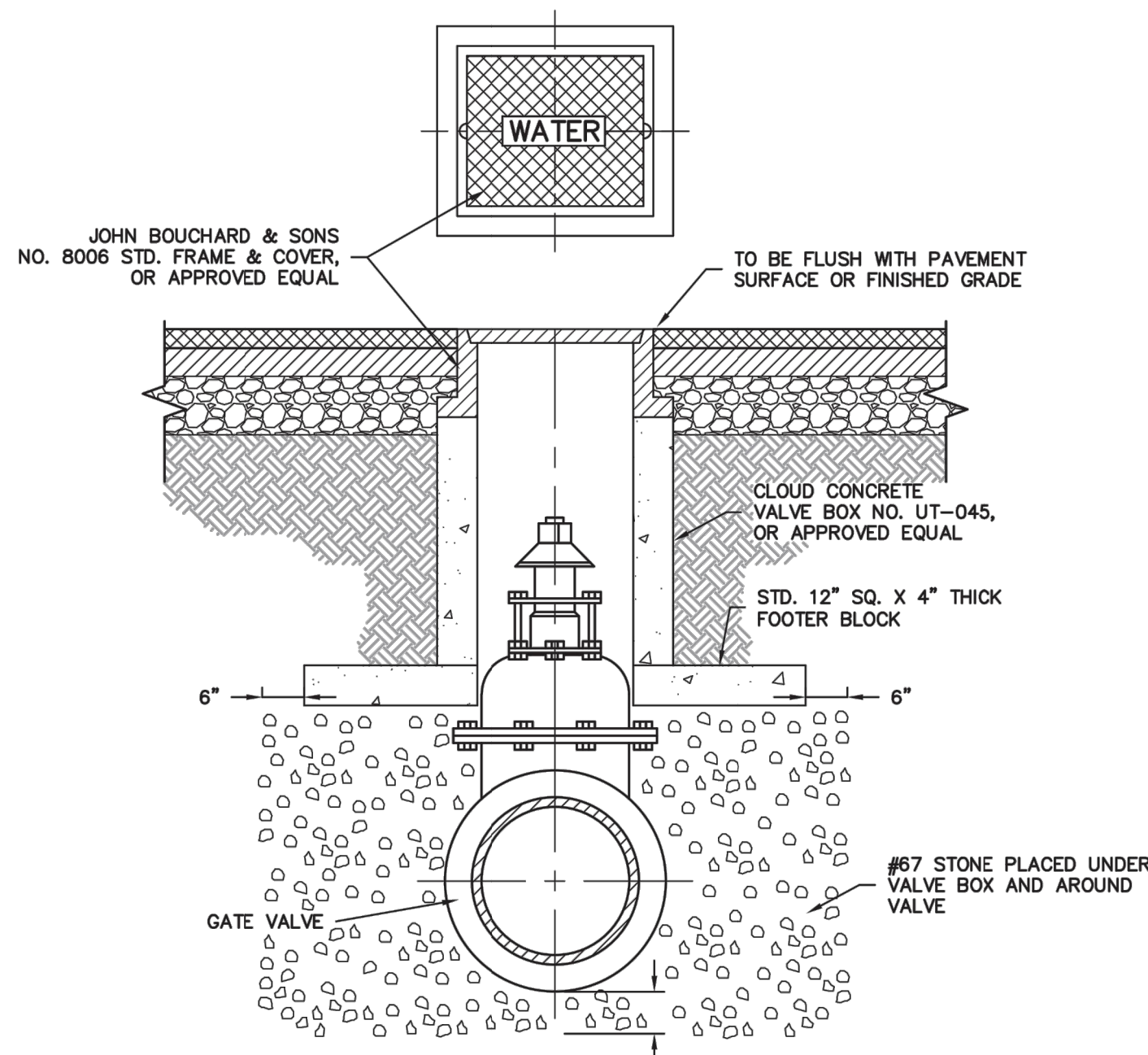
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FILE NAME: L:\Engineering\442-56\2015 Updates\Drawings\070 Reduced Pressure Backflow Preventer.dwg



**TYPICAL VALVE BOX SETTING
INSIDE & OUTSIDE OF PAVEMENT**

N.T.S.

Revised September, 2015

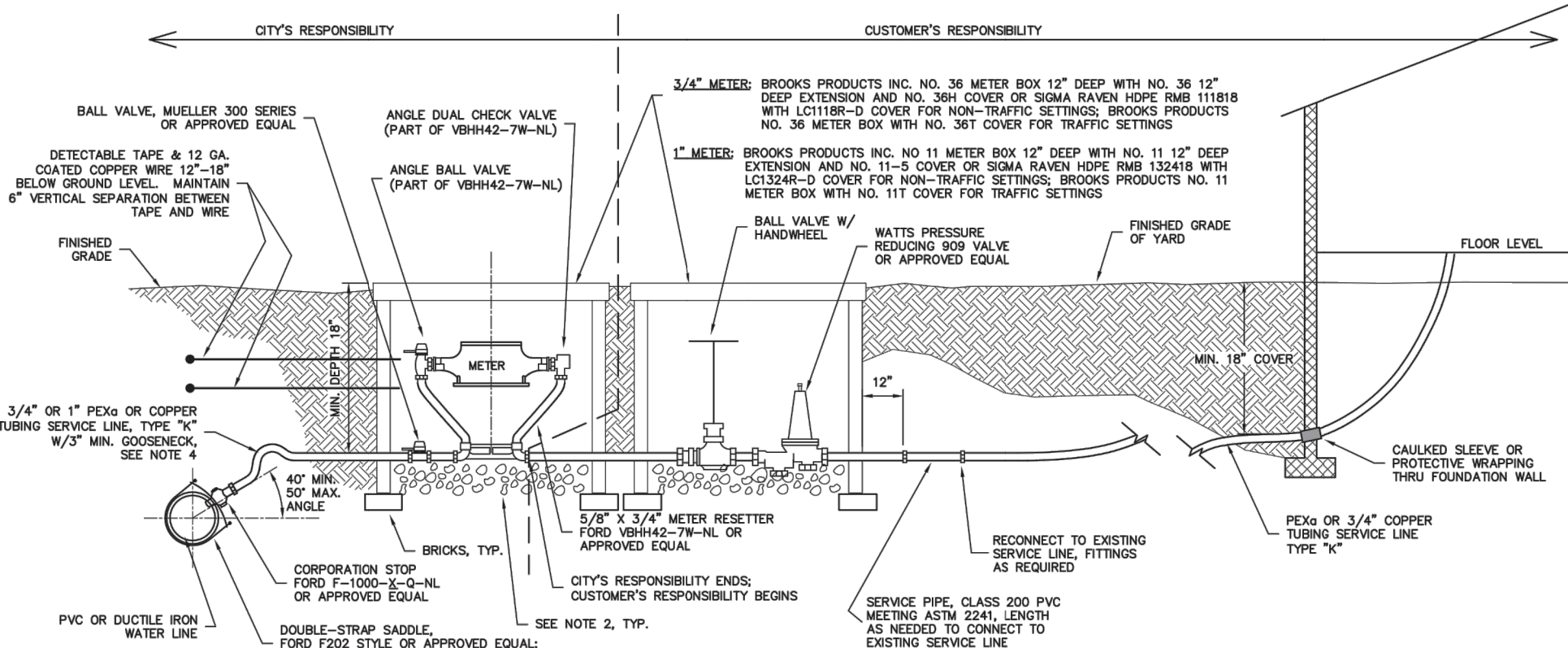
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FILE NAME: L:\Engineering\442-56\2015 Updates\Drawings\030 Typical Valve Box Setting.dwg



NOTES:

1. USE DOUBLE STRAP SADDLE FOR ALL PVC AND DUCTILE IRON PIPE INSTALLATION.
2. PLACE 3\"/>

WATER LINE INSPECTION

DESCRIPTION:
As provided in the City of Lavergne Municipal Code new customer potable water service piping requires inspection and testing prior to commencement of potable water service. This policy establishes Lavergne Water Department minimum inspection and testing requirements to safeguard health, public safety, and the protection of property.

REQUIREMENTS:
New water supply service piping shall be tested and proven tight for 15 minutes under a water pressure of not less than 80 psi or not more than 200 psi above the working pressure under which it is to be operated, whichever is more. The water used for test shall be potable water service.

Inspection shall be carried out on the portion of the piping from the building to the customer (customer's side of the water meter and is to ground the water supply system outside the building. An inspection shall include visual review of materials and workmanship to assure code compliance. A record of the inspection details shall be kept by Lavergne Water Department.

Inspection and testing of underground piping shall be made after trenches are excavated, piping installed and prior to any benefit put in place.

Advance notice of at least 24 hours is required for inspection and re-inspection and shall be performed during normal working hours. Contact the City of Lavergne Water Department at 615-793-0991.

TYPICAL 3/4\"/>

N.T.S.

Revised August 2017

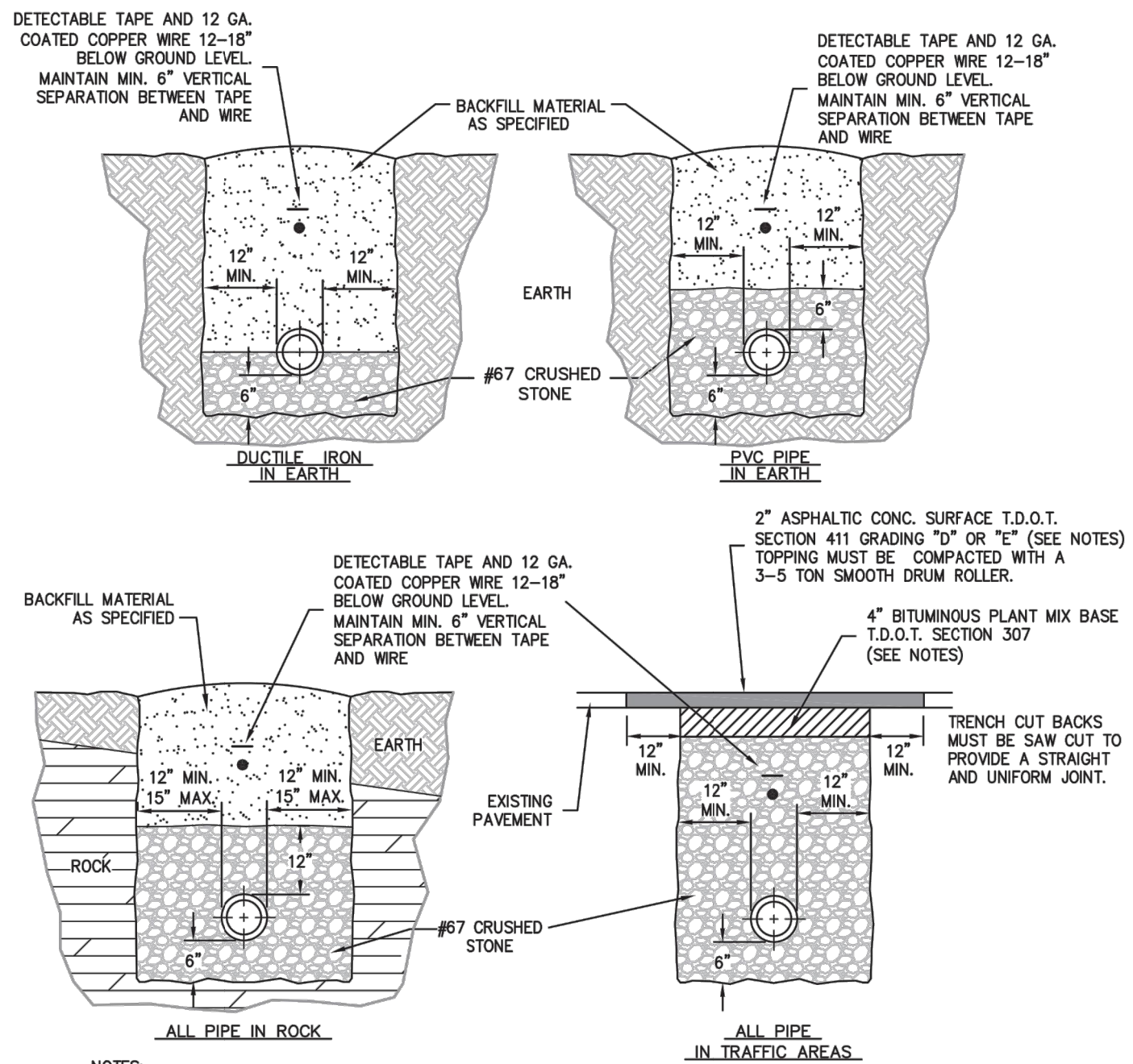
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CITY OF LAVERGNE, TENNESSEE
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Engineering & Environmental Consulting

P.O. BOX 2968, MURFREESBORO, TN 37133-2968
(615) 895-8221 • FAX (615) 895-0632

FILE NAME: L:\Engineering\442-56\2015 Updates\Drawings\020 Typical Water Service Installation.dwg



NOTES:

1. FOR ROADWAYS 30' OR GREATER IN WIDTH OR DIVIDED HIGHWAYS WITH 2 OR MORE LANES USE 8\"/>

**STANDARD WATERLINE
BEDDING & BACKFILLING**

N.T.S.

Revised September, 2015

STANDARD DETAIL 010

CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56

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FILE NAME: L:\Engineering\442-56\2015 Updates\Drawings\010 Water Line Bedding and Backfilling Detail.dwg

REVISIONS	DATE	DESCRIPTION
NUMBER		

PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	3/6/2023

UTILITY DETAILS

APPROXIMATE LOCATION OF 4" GAS LINE
-R- CONVERSATIONS W/ CITY OF LAVERGNE

DICK BUCHANAN STREET (50' ROW)

HANSEN & ADKINS AUTO
TRANSPORT, INC.
DB 427 PG 2371
ZONE: I-1

SITE KEYNOTES:

DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
9.0	PLANTING AND LANDSCAPE	
9.1	B&B Deciduous Tree	1 / L11-01 000000
9.2	B&B Evergreen Tree	2 / L11-01 000000
9.3	Container Shrub	3 / L11-01 000000
9.4	Spade Edging	4 / L11-01 000000

PLANT REFERENCE NOTES

- Property boundary.
- Existing poles and overhead lines to remain.
- Proposed Utilities - Refer to Civil Plans.
- Proposed building - Refer to Architecture Plans.
- Proposed detention area - Refer to Civil Plans.
- Proposed extents of 50' Transitional Buffer Yard.

PLANT SYMBOL KEY

LARGE DECIDUOUS TREE	COMMON NAME
	Southern Red Oak
LARGE EVERGREEN TREE	COMMON NAME
	Short Leaf Pine
MEDIUM EVERGREEN TREE	COMMON NAME
	Eastern Redcedar
	Avatar Colorado Spruce
MEDIUM EVERGREEN SHRUB	COMMON NAME
	Mountain Laurel

Matchline L8-02



470 DICK BUCHANAN STREET
LA VERGNE, TN



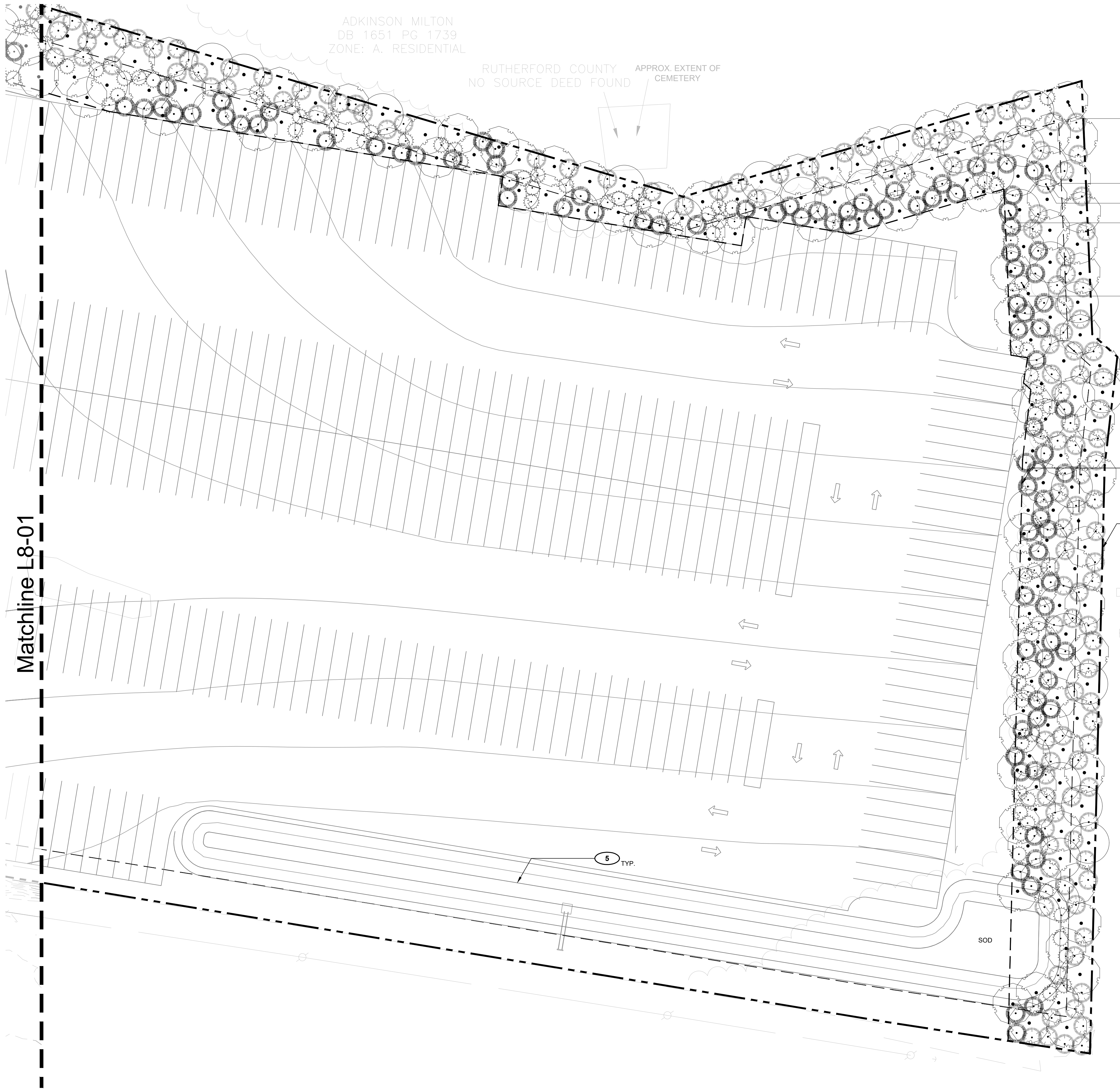
01/23/2023

REVISIONS
NUMBER DESCRIPTION DATE

PROJECT #:	001002002
DESIGNED BY:	NAS
DRAWN BY:	NAS
DATE:	01/23/2023

PLANTING PLAN

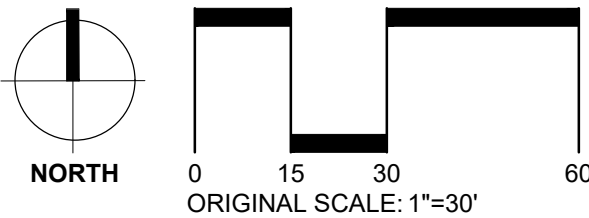
L8-01



SITE KEYNOTES:			
	DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
9.0	PLANTING AND LANDSCAPE		
9.1	B&B Deciduous Tree	1 / L11-01	000000
9.2	B&B Evergreen Tree	2 / L11-01	000000
9.3	Container Shrub	3 / L11-01	000000
9.4	Spade Edging	4 / L11-01	000000

- PLANT REFERENCE NOTES
- 1 Property boundary.
 - 2 Existing poles and overhead lines to remain.
 - 3 Proposed Utilities - Refer to Civil Plans.
 - 4 Proposed building - Refer to Architecture Plans.
 - 5 Proposed detention area - Refer to Civil Plans.
 - 6 Proposed extents of 50' Transitional Buffer Yard.

PLANT SYMBOL KEY	
LARGE DECIDUOUS TREE	COMMON NAME
	Southern Red Oak
LARGE EVERGREEN TREE	COMMON NAME
	Short Leaf Pine
MEDIUM EVERGREEN TREE	COMMON NAME
	Eastern Redcedar
	Avatar Colorado Spruce
MEDIUM EVERGREEN SHRUB	COMMON NAME
	Mountain Laurel



Arête Landscape Architecture
Los Angeles, California
rand@arete-la.com
arete-la.com

470 DICK BUCHANAN STREET
LA VERGNE, TN

REVISIONS	DATE
NUMBER	DESCRIPTION

PROJECT #:	001002002
DESIGNED BY:	NAS
DRAWN BY:	NAS
DATE:	01/23/2023

PLANTING PLAN

L8-02



<u>LARGE DECIDUOUS TREE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>TYPE</u>	<u>SPACING</u>	<u>SIZE</u>	<u>COMMENTS</u>
44	Quercus falcata / Southern Red Oak	B&B	As Shown	2.5' Cal.	Full Grown, Straight Central Leader
<u>LARGE EVERGREEN TREE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>TYPE</u>	<u>SPACING</u>	<u>SIZE</u>	<u>COMMENTS</u>
130	Pinus echinata / Short Leaf Pine	B&B	As Shown	10'-12' Ht.	Full Grown, No Shearing
<u>MEDIUM EVERGREEN TREE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>TYPE</u>	<u>SPACING</u>	<u>SIZE</u>	<u>COMMENTS</u>
157	Juniperus virginiana / Eastern Redcedar	B&B	As Shown	6'-8' Ht.	Full Grown, No Shearing
103	Picea pungens 'Avatar' / Avatar Colorado Spruce	B&B	As Shown	6'-8' Ht.	Full Grown, No Shearing
<u>MEDIUM EVERGREEN SHRUB</u>	<u>BOTANICAL / COMMON NAME</u>	<u>TYPE</u>	<u>SPACING</u>	<u>SIZE</u>	<u>COMMENTS</u>
87	Kalmia latifolia / Mountain Laurel	B&B	As Shown	3 Gal.	Full Grown

470 DICK BUCHANAN STREET
LA VERGNE, TN

PROJECT #:	001002002
DESIGNED BY:	NAS
DRAWN BY:	NAS
DATE:	01/23/2023

L11-00

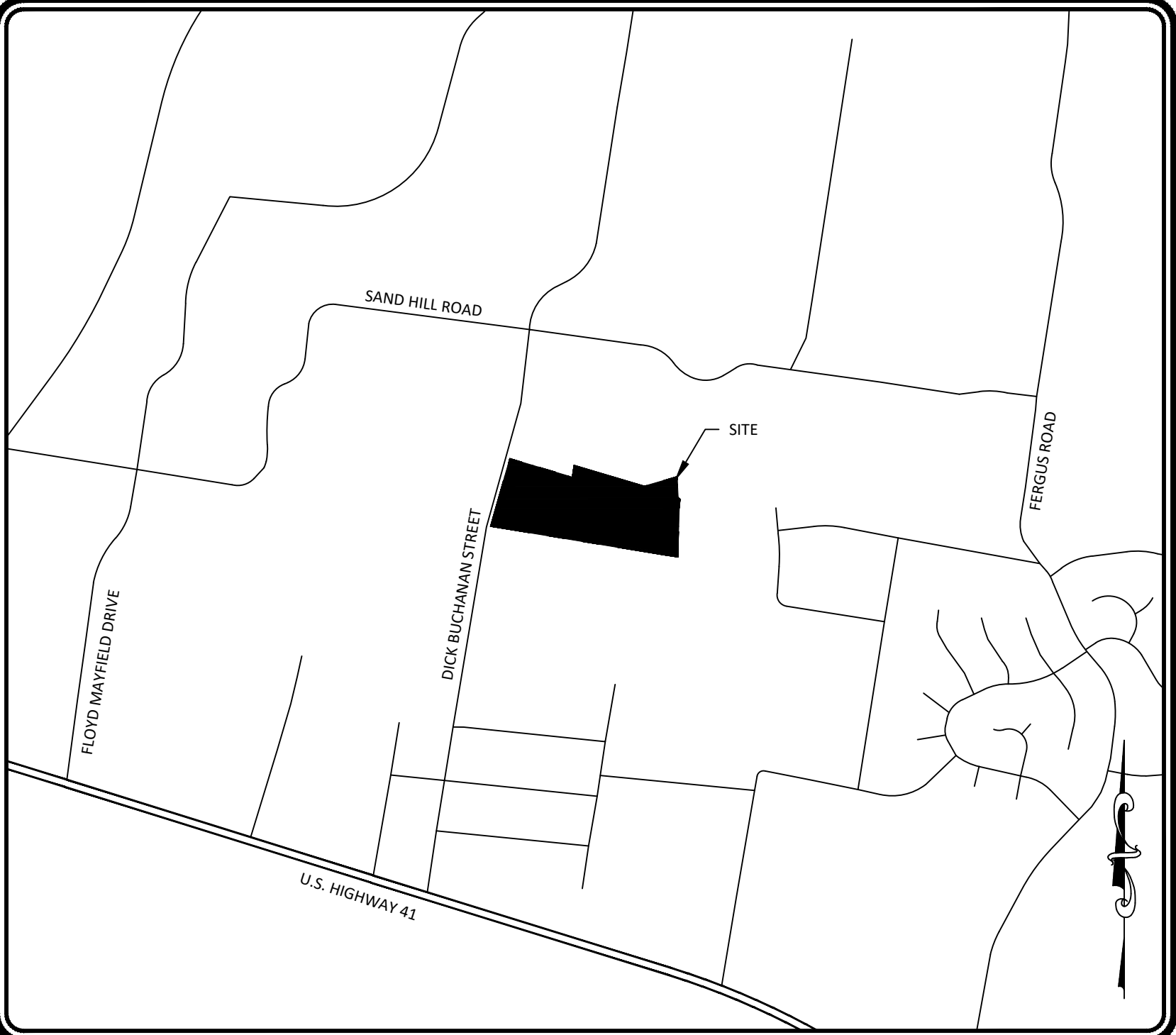
NON-RESIDENTIAL SITE PLAN SUBMITTAL



470 DICK BUCHANAN STREET
LAVERGNE, TN 37086

SITE DATA TABLE	
SITE ADDRESS:	470 DICK BUCHANAN STREET LA VERGNE, TN 37086
OWNER:	470 DICK BUCHANAN, LLC
PARCEL ID:	TAX MAP: 014 / PARCEL: 050,00
DEED BOOK: PAGE #:	1655 1951
SITE AREA:	+/- 15.41 ACRES (671,074 SF)
EXISTING ZONING:	I-2 HEAVY INDUSTRIAL
EXISTING USE:	INDUSTRIAL
PROPOSED USE:	INDUSTRIAL
MINIMUM SETBACKS:	
FRONT:	40'
REAR:	15'
SIDE:	20'
EXISTING BUILDING SQ.FT:	+/- 1,250 SF
PROPOSED BUILDING SQ.FT:	21,100 SF (INDUSTRIAL)
MAX BUILDING HEIGHT:	50'
PROPOSED BLDG HEIGHT:	1 STORY / 20'
PROPOSED BLDG USE:	MINOR MAINTENANCE/OFFICE/BREAK ROOM/RESTROOM
DISTURBED AREA:	+/- 15.41 ACRES
MAX LOT COVERAGE:	50%
PROPOSED LOT COVERAGE:	3.1%
PARKING PROVIDED:	398 SPACES
NOTES:	
1. EXISTING SURVEY INFORMATION IS DERIVED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY B2L LAND SURVEYORS, DATED 03/21/2022.	
2. NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD ZONE AS PER F.E.M.A. MAP NO. 47149SC00201, DATED 10/16/20	
3. MAILBOXES TO BE PLACED PER THE POST MASTER'S DIRECTION	

THIS SITE DISTURBS MORE THAN 1 ACRE AND THEREFORE DOES REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: 15.41 ACRES. TDEC PERMIT NUMBER IS TRD



LOCATION MAP
NOT TO SCALE

CONTACTS

CONTACTS:

OWNER:
470 DICK BUCHANAN, LLC
1200 BRICKELL AVENUE
MIAMI, FL 33131
917-621-6071
jeremy@bay-st.com

CIVIL ENGINEER:
CJ MURRELL
615 DESIGN GROUP
360 QUEECREEK CIRCLE
SMYRNA, TN 37167
615-829-6899
cj@615designgroup.com

LANDSCAPE ARCHITECT:
NATE SWEITZER
ARETE LANDSCAPE ARCHITECTURE
9031 HUBBARD STREET
CULVER CITY, CA 90232
330-646-5018
nate@arete-la.com

SURVEYOR:

B2L LAND SURVEYORS
1198 OLD PINNACLE ROAD
JOELTON, TN 37080
615-212-5703
B2LHPS@GMAIL.COM

UTILITY CONTACTS

SEWER:

CITY OF LA VERGNE UTILITIES
5093 MURFREESBORO
LA VERGNE, TN 37086
615-793-9891
MICHAEL DIETZ
MDIETZ@LAVERGNETN.GOV

WATER:

CITY OF LA VERGNE UTILITIES
5093 MURFREESBORO
LA VERGNE, TN 37086
615-287-8662
MICHAEL DIETZ
MDIETZ@LAVERGNETN.GOV

GAS:

SMYRNA UTILITIES
315 S. LOWRY STREET
SMYRNA, TN 37167
615-459-2553
PAULA STANLEY
PAULA.STANLEY@TOWNOFSMYRNA

ELECTRIC:

NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37246
615-736-6900

SHEET NUMBER	SHEET TITLE
C0.0	COVER
C1.0	EXISTING CONDITIONS PLAN
C2.0	SITE PLAN
C3.1	EROSION CONTROL PLAN - INITIAL
C3.2	EROSION CONTROL PLAN - INTERMEDIATE
C3.3	EROSION CONTROL PLAN - FINAL
C3.4	EROSION CONTROL DETAILS
C4.0	GRADING PLAN
C4.1	DETENTION POND DETAILS
C5.0	UTILITY PLAN
C5.1	UTILITY DETAILS
C5.2	UTILITY DETAILS
C5.3	UTILITY DETAILS

[illegible]

PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	3/20/2023

COVER

CO.0



- EXISTING CONDITIONS NOTES

 1. EXISTING SURVEY INFORMATION IS DERIVED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY **B2L LAND SURVEYORS**.
 2. CONTRACTOR TO NOTIFY CITY INSPECTOR PRIOR TO ANY DEMOLITION ON SITE.
 3. ALL EXISTING STRUCTURES TO BE DEMOLISHED UNLESS OTHERWISE NOTED.
 4. PRIOR TO THE START OF DEMOLITION / GRADING OPERATIONS, ALL OVERHEAD AND UNDERGROUND UTILITIES SHALL BE LOCATED. ALL REMOVAL AND / OR RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.
 5. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT.
 6. ALL MATERIAL REMOVED FROM THE SITE ARE TO BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
- EXISTING UTILITIES NOTE

CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OF EXISTING OR PROPOSED UTILITIES. CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. ALL REMOVAL AND/OR RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.

360 OLIVER CREEK CIRCLE, DAYTONA, TN 37117
www.615designgroup.com

COLLYNN J. MURRAY
MAYOR
LAVERGNE, TN
OFFICE OF THE MAYOR
STATE OF TENNESSEE
JANUARY 1, 2023

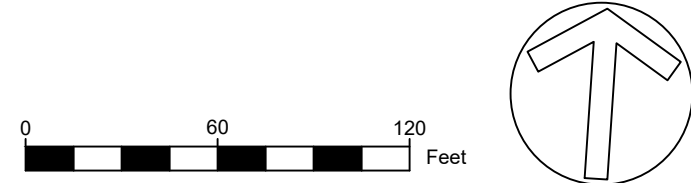
470 DICK BUCHANAN STREET
LAVERGNE, TN 37086

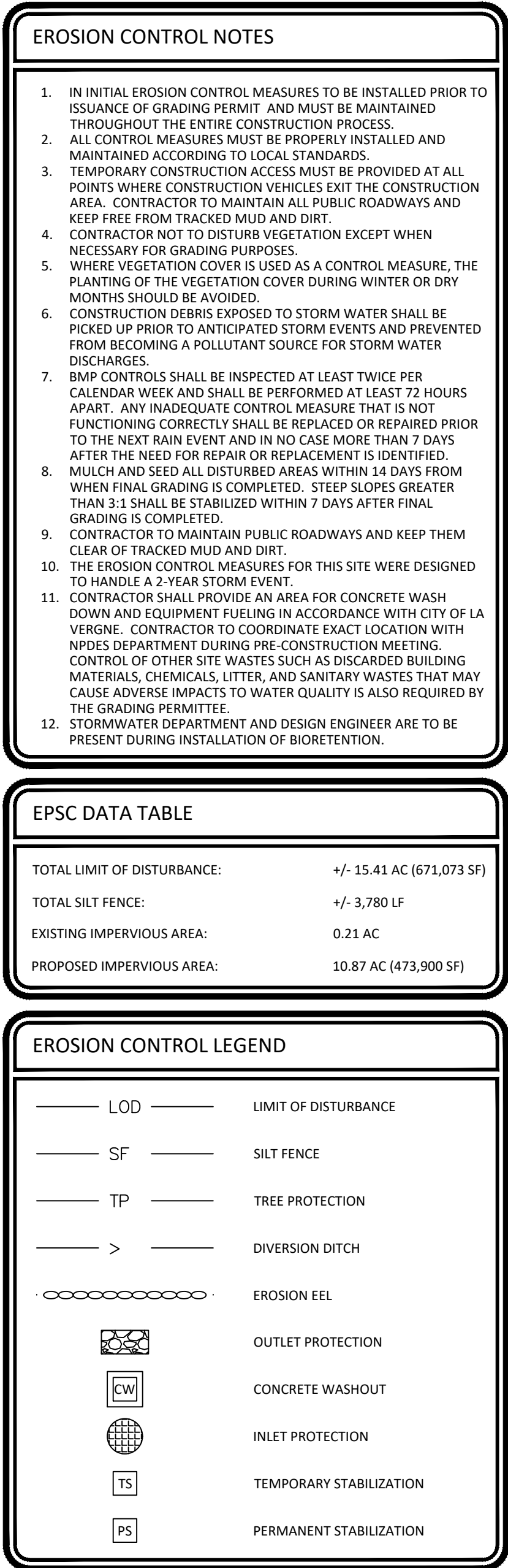
REVISIONS	DESCRIPTION	DATE

PROJECT #: 1046001
DESIGNED BY: CIM
DRAWN BY: CIM
DATE: 3/20/2023

EXISTING CONDITIONS PLAN

C1.0





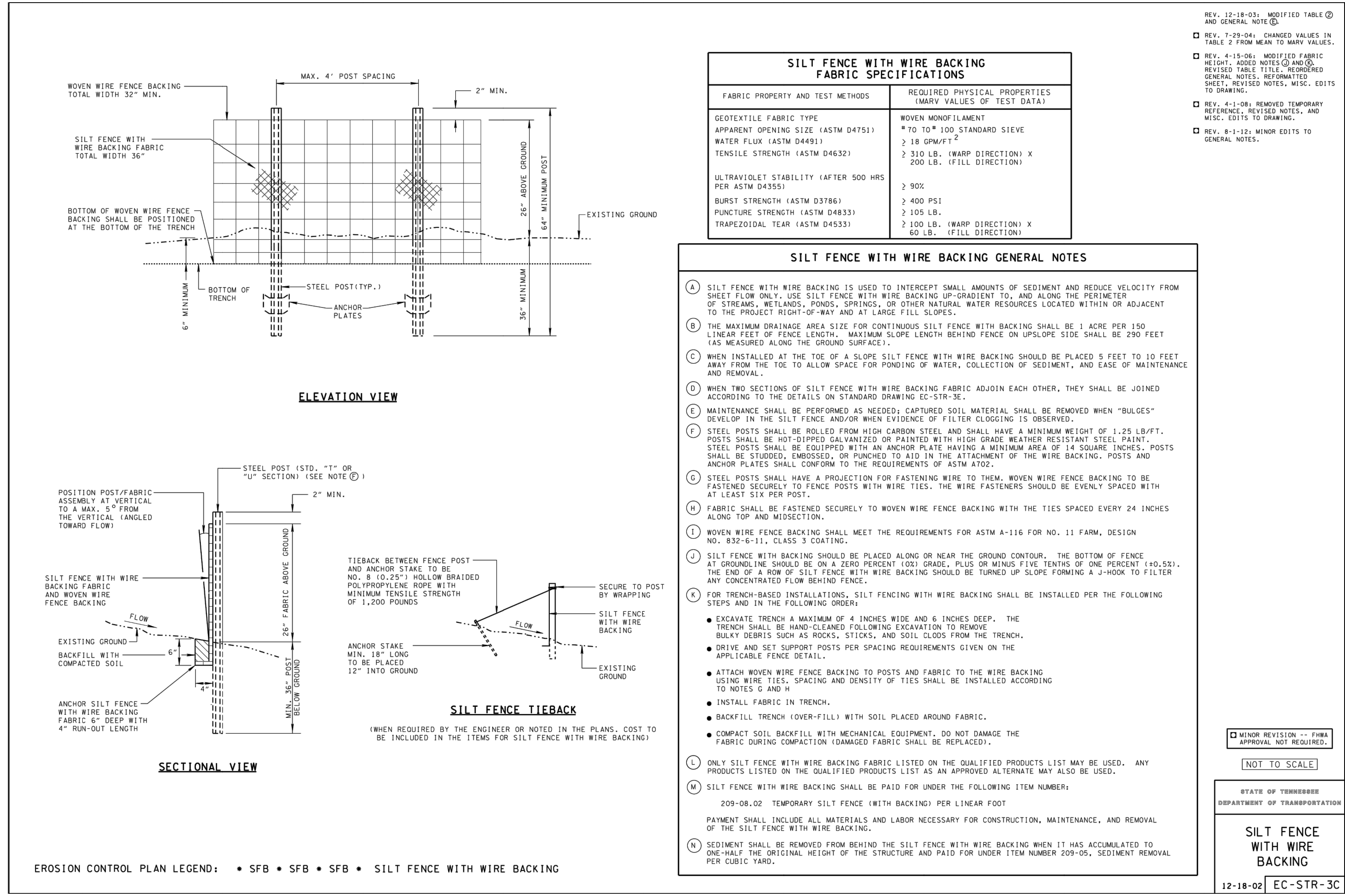
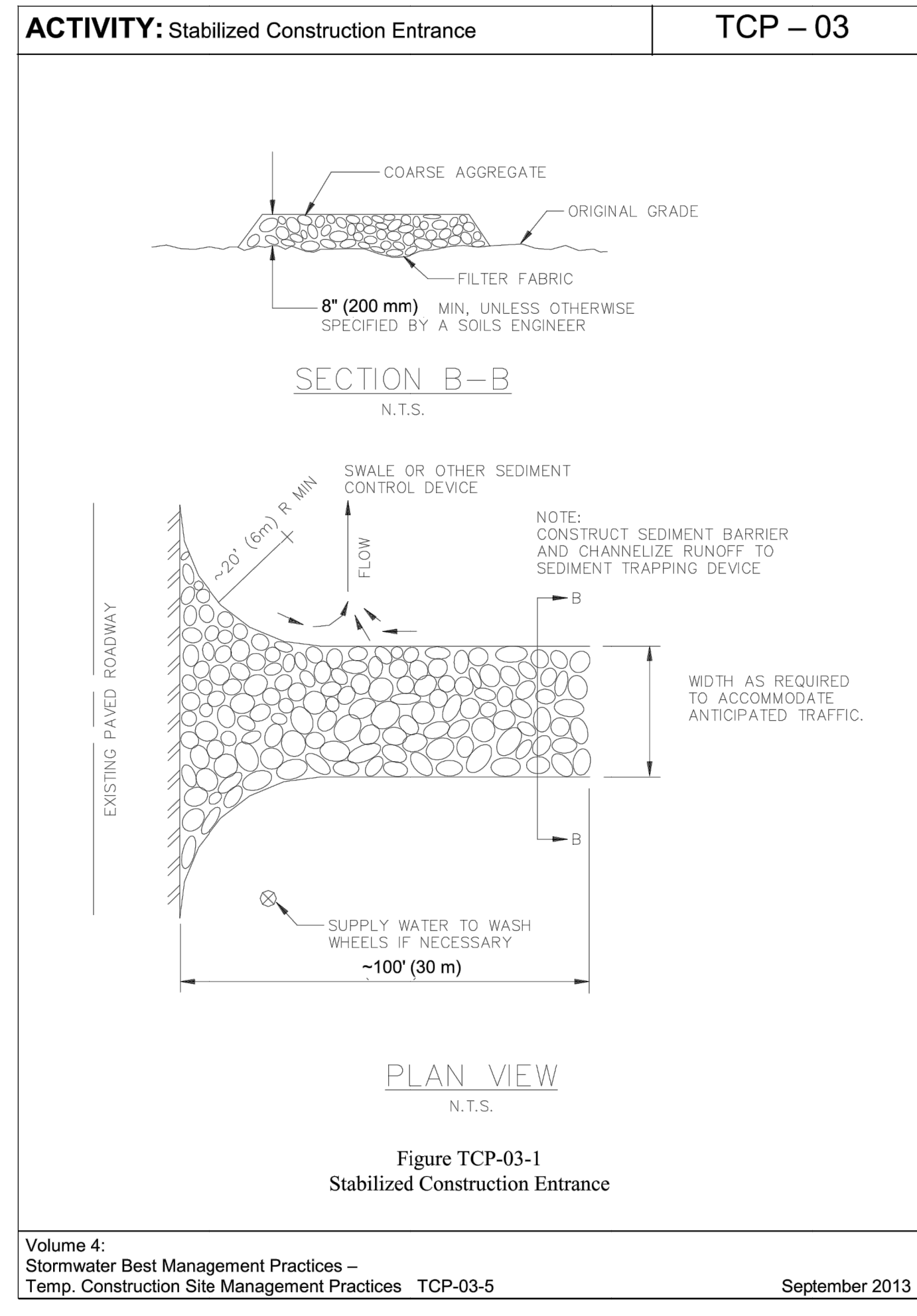
470 DICK BUCHANAN STREET
LAVERGNE, TN 37086

REVISIONS	NUMBER	DESCRIPTION	DATE

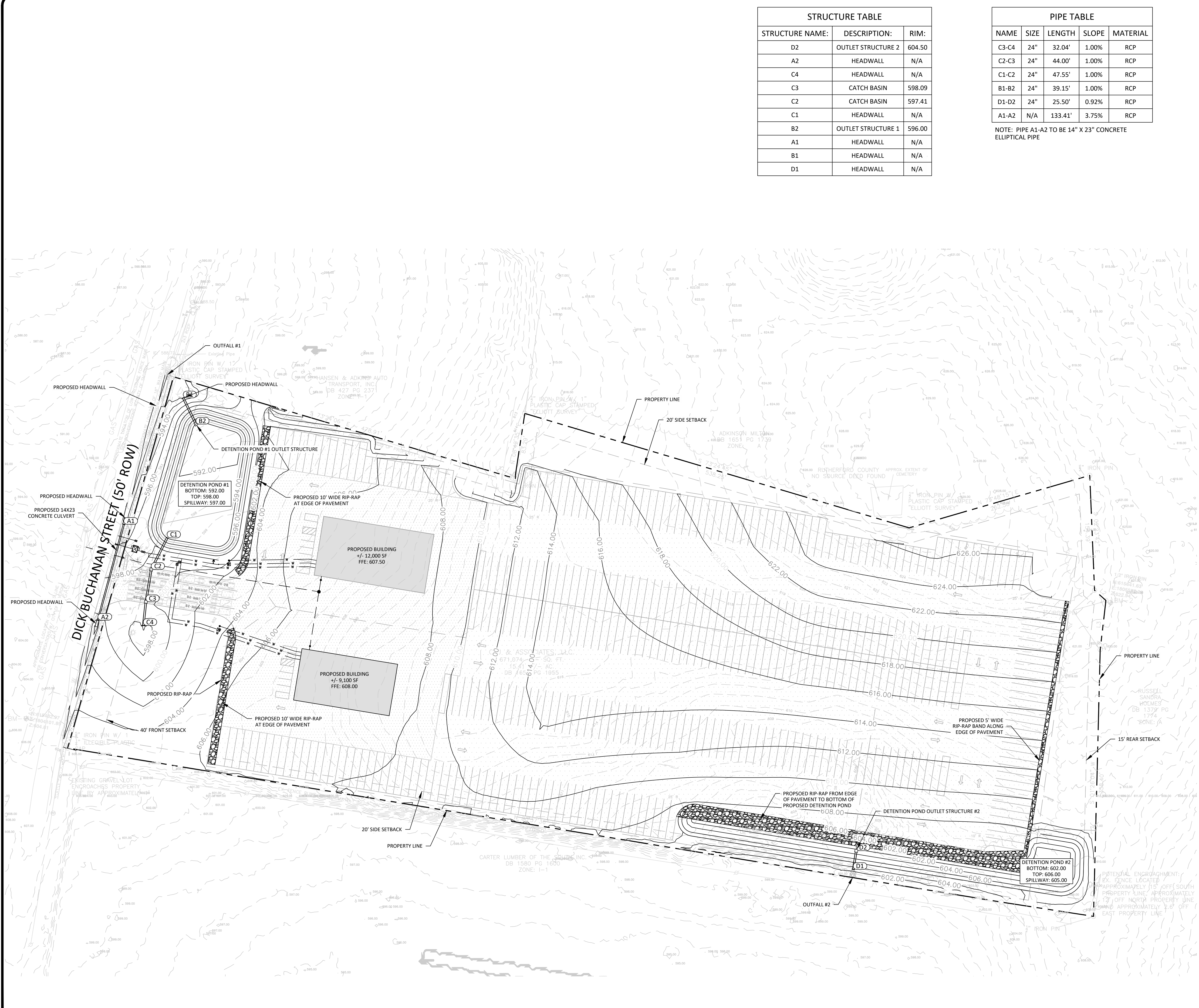
PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	3/20/2023

EROSION CONTROL
DETAILS

C3.4



MINOR REVISION -- FIRM APPROVAL NOT REQUIRED
NOT TO SCALE
STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION
SILT FENCE WITH WIRE BACKING
12-18-02 EC-STR-3C



STRUCTURE TABLE		
STRUCTURE NAME:	DESCRIPTION:	RIM:
D2	OUTLET STRUCTURE 2	604.50
A2	HEADWALL	N/A
C4	HEADWALL	N/A
C3	CATCH BASIN	598.09
C2	CATCH BASIN	597.41
C1	HEADWALL	N/A
B2	OUTLET STRUCTURE 1	596.00
A1	HEADWALL	N/A
B1	HEADWALL	N/A
D1	HEADWALL	N/A

PIPE TABLE					
NAME	SIZE	LENGTH	SLOPE	MATERIAL	
C3-C4	24"	32.04'	1.00%	RCP	
C2-C3	24"	44.00'	1.00%	RCP	
C1-C2	24"	47.55'	1.00%	RCP	
B1-B2	24"	39.15'	1.00%	RCP	
D1-D2	24"	25.50'	0.92%	RCP	
A1-A2	N/A	133.41'	3.75%	RCP	

NOTE: PIPE A1-A2 TO BE 14" X 23" CONCRETE ELLIPTICAL PIPE

GRADING AND DRAINAGE NOTES

- CONSTRUCTION SCHEDULE:
1. PRE-CONSTRUCTION MEETING
 2. INSTALL ALL EROSION CONTROL MEASURES
 3. EROSION CONTROL INSPECTION BY METRO
 4. GRADING PERMIT ISSUED
 5. CONSTRUCTION STARTS

CONSTRUCTION SHALL BE COMPLETED WITHIN 12 MONTHS OF THE GRADING PERMIT BEING ISSUED. IF CONSTRUCTION IS NOT COMPLETE IN THAT TIME, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY FOR EXTENSION OF THE GRADING PERMIT.

CONSTRUCTION NOTE:
STORMWATER DEPARTMENT AND DESIGN ENGINEER ARE TO BE PRESENT DURING INSTALLATION OF BIORETENTION MEDIA.

FEMA NOTE:
PORTIONS OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD ZONE AE AS PER F.E.M.A. MAP NO. 47149C0020J, DATED 10/16/2008.

TDEC NOTICE OF COVERAGE NOTE:
THIS PROJECT DISTURBS MORE THAN 1 ACRE AND IS REQUIRED TO APPLY FOR A NOTICE OF COVERAGE UNDER THE TENNESSEE GENERAL CONSTRUCTION PERMIT FROM TDEC.

TOTAL LIMITS OF DISTURBANCE: +/- 15.41 ACRES

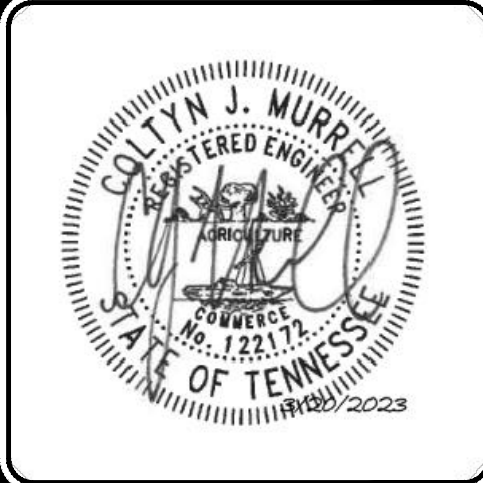
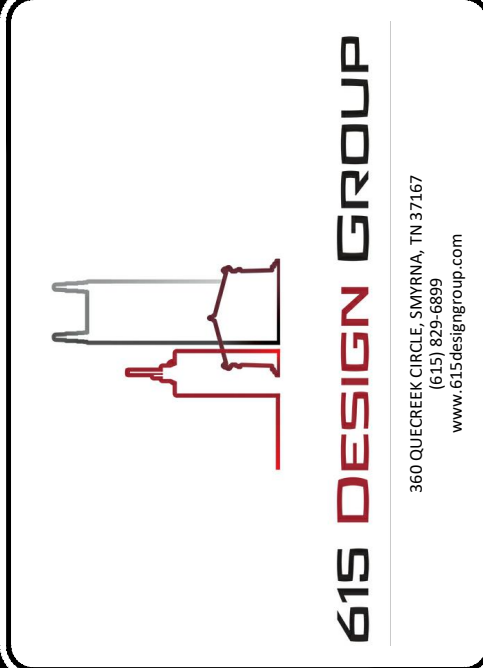
SURFACE QUANTITY DATA TABLE

PRE-DEVELOPMENT SURFACE QUANTITIES:

IMPERVIOUS: +/- 0.00 AC
PERVIOUS: +/- 15.41 AC

POST-DEVELOPMENT SURFACE QUANTITIES:

IMPERVIOUS: +/- 10.88 AC
PERVIOUS: +/- 4.52 AC



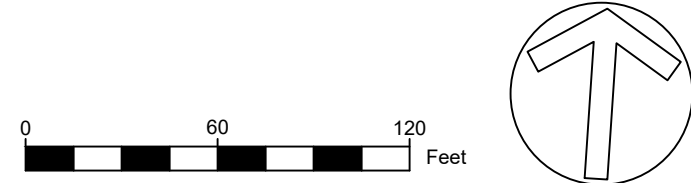
470 DICK BUCHANAN STREET
LAVERGNE, TN 37086

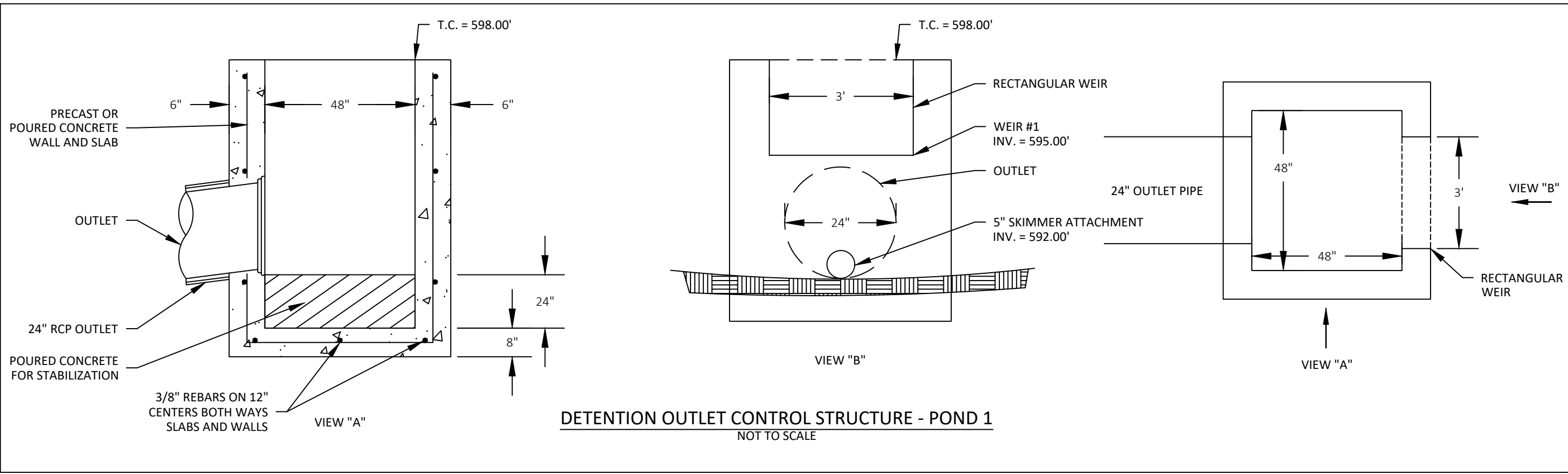
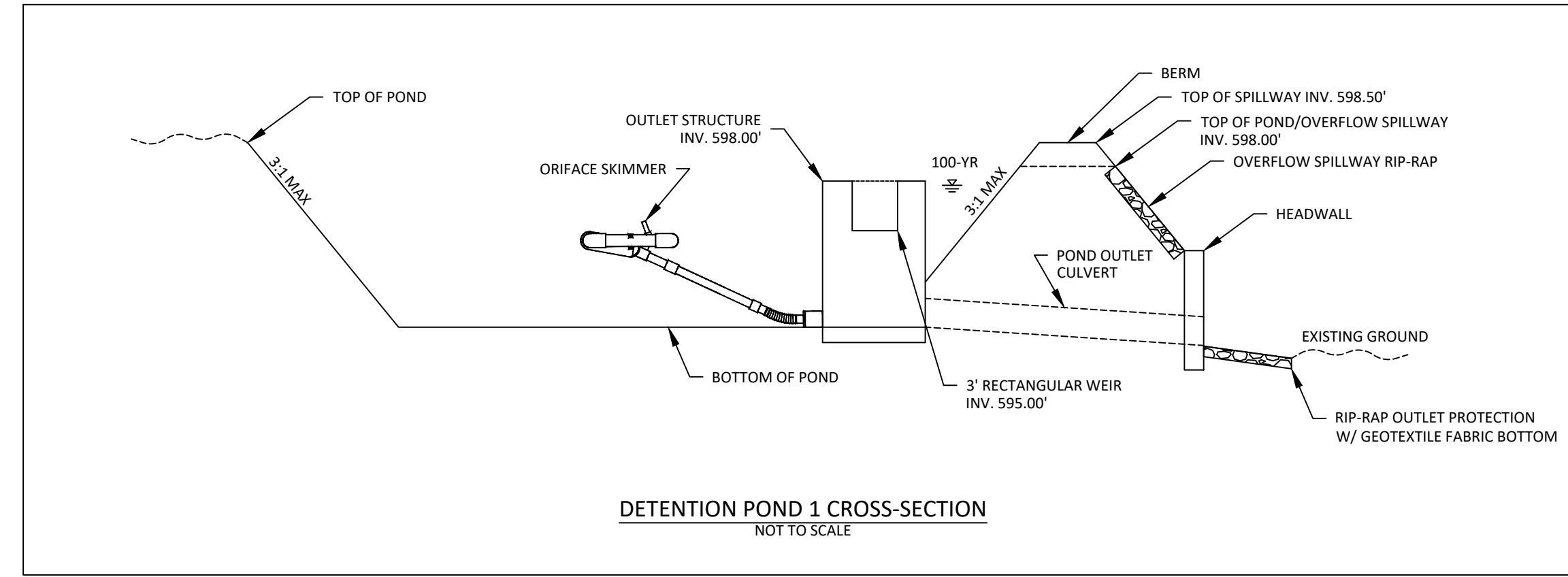
NUMBER	REVISIONS DESCRIPTION	DATE

PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	3/20/2023

GRADING PLAN

C4.0

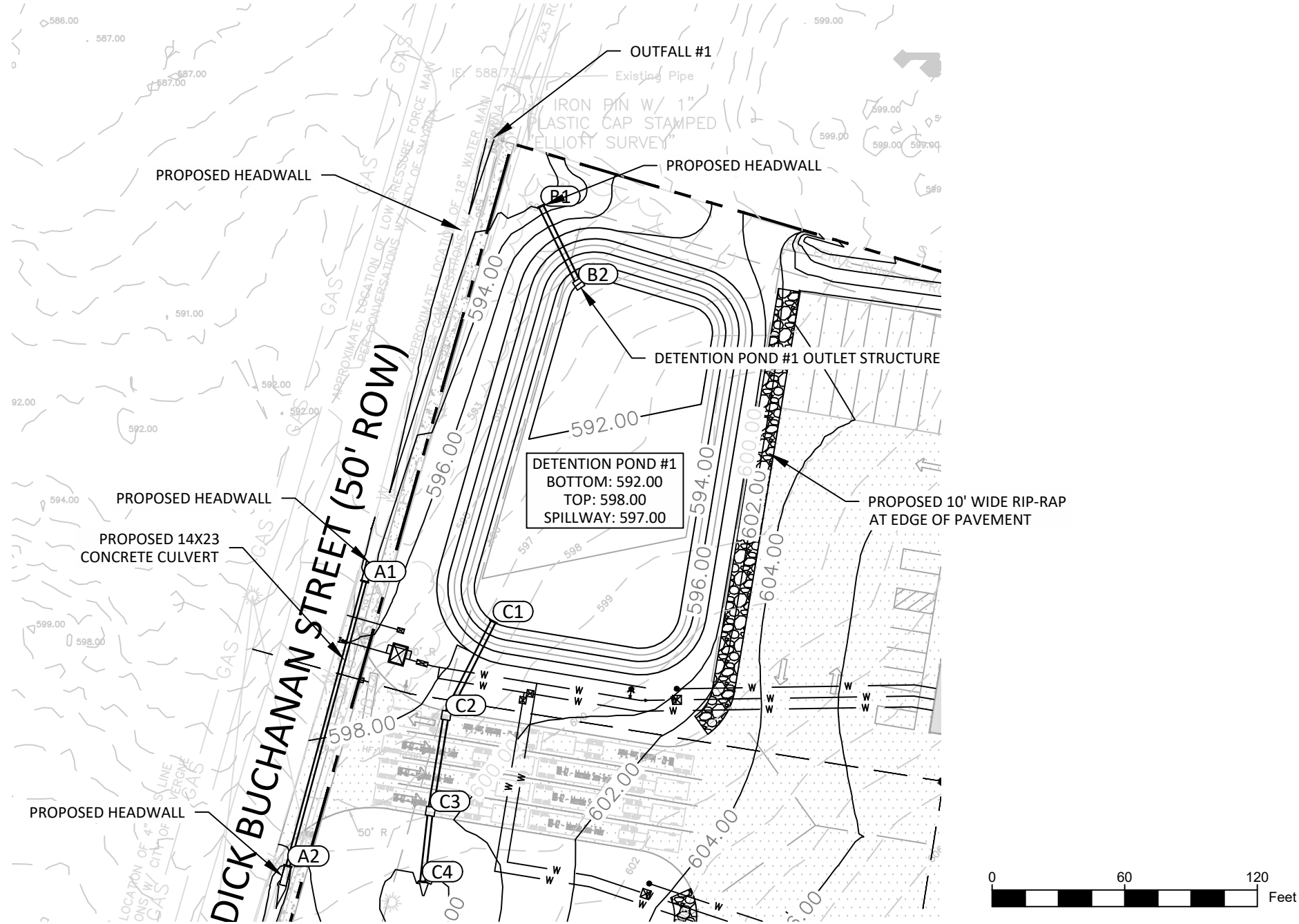




ONLINE CALCULATORS

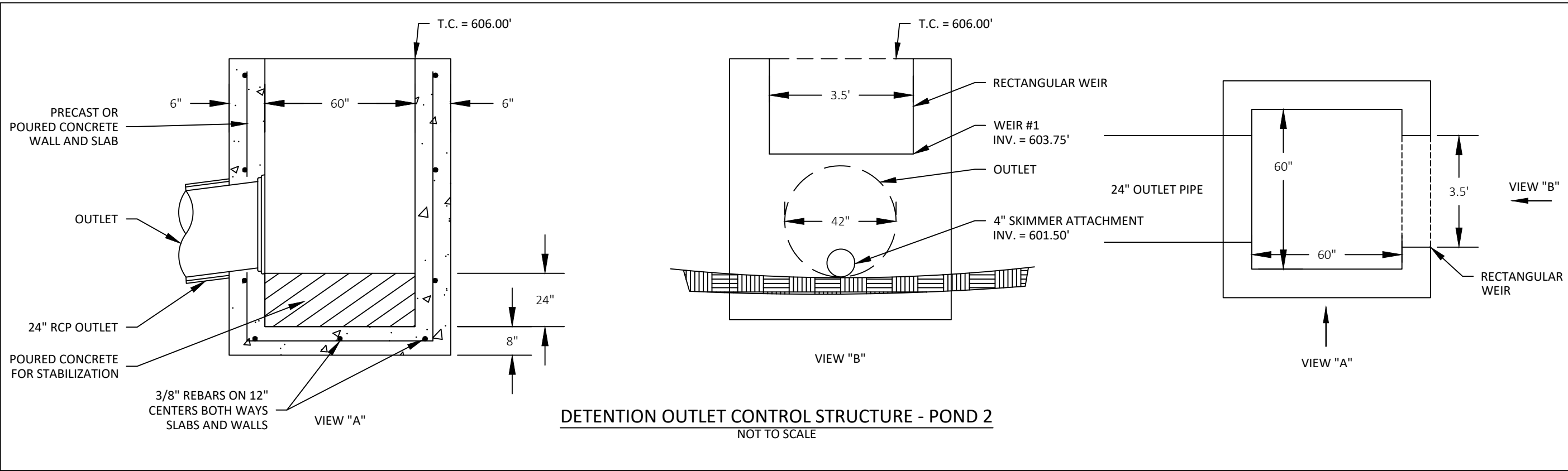
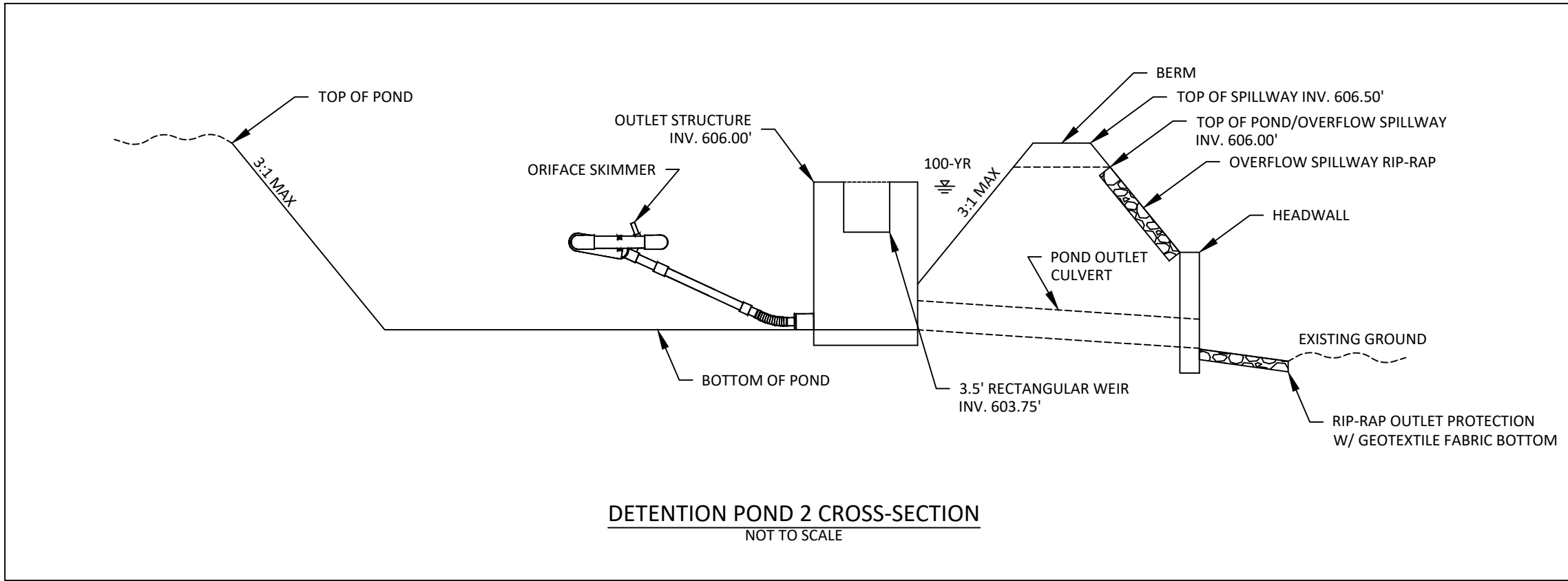
CALCULATE FAIRCLOTH SKIMMER® SIZE

Required Basin volume in cubic feet	Days to Drain	
21047	1	
The required basin volume is the actual volume you intend to drain, not the provided or total volume which is often larger. If a pool of water is to be maintained between storms, do not include that volume.		
Number of Days to drain is usually determined by local or state regulations. Where there is no requirement 3 days is recommended. Keep in mind the quicker the basin is to drain the larger the skimmer required. In NC, assume 3 days to drain.		
SKIMMER SIZE	ORIFACE RADIUS	ORIFACE DIAMETER
5.0 inches	2.0 inches	4.0 inches



Volume to Treat via low flow orifice

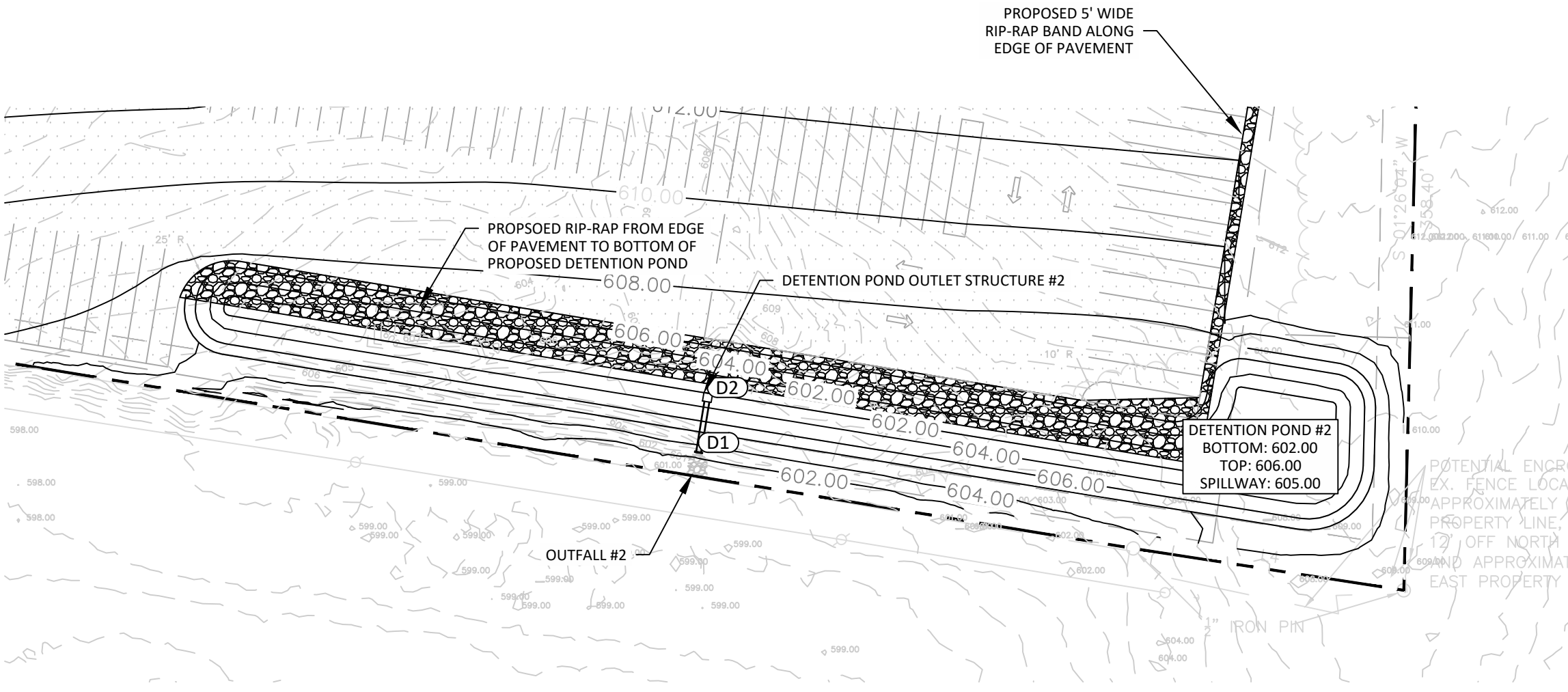
Water Quality Volume Calcs for 80% TSS		
WQ	0.939 ac-ft	40,888.29 ft³
P	1.100 in	
Rv	0.665 run off coefficient	
A	15.406 acres	
I	70.618 imp ratio	
TOTAL Area	671074 sf	
IMP Area	473900 sf	
Pond 1	21,047 ft³	
Pond 2	19,841 ft³	



ONLINE CALCULATORS

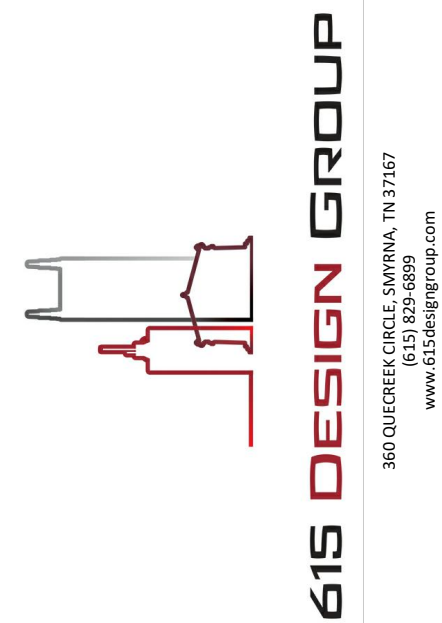
CALCULATE FAIRCLOTH SKIMMER® SIZE

Required Basin volume in cubic feet	Days to Drain	
19842	1	
The required basin volume is the actual volume you intend to drain, not the provided or total volume which is often larger. If a pool of water is to be maintained between storms, do not include that volume.		
Number of Days to drain is usually determined by local or state regulations. Where there is no requirement 3 days is recommended. Keep in mind the quicker the basin is to drain the larger the skimmer required. In NC, assume 3 days to drain.		
SKIMMER SIZE	ORIFACE RADIUS	ORIFACE DIAMETER
4.0 inches	2.0 inches	4.0 inches



Volume to Treat via low flow orifice

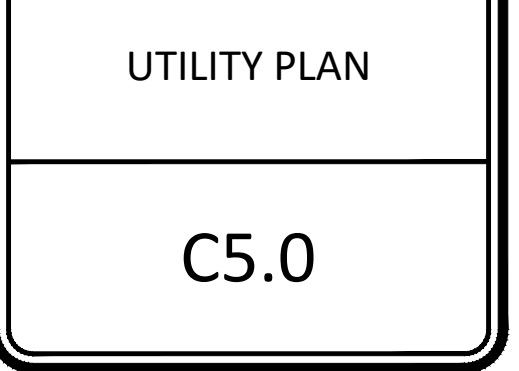
Water Quality Volume Calcs for 80% TSS		
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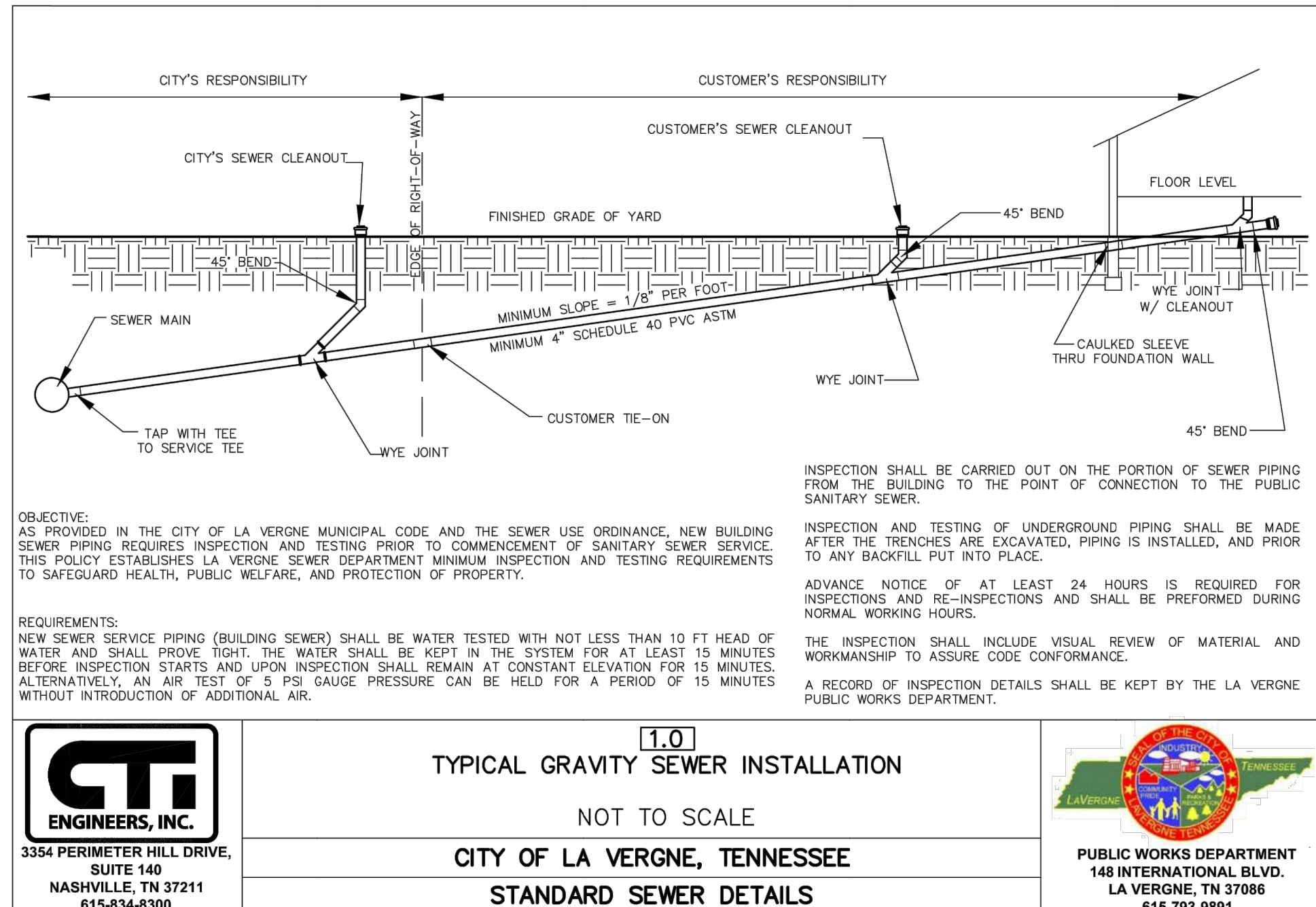
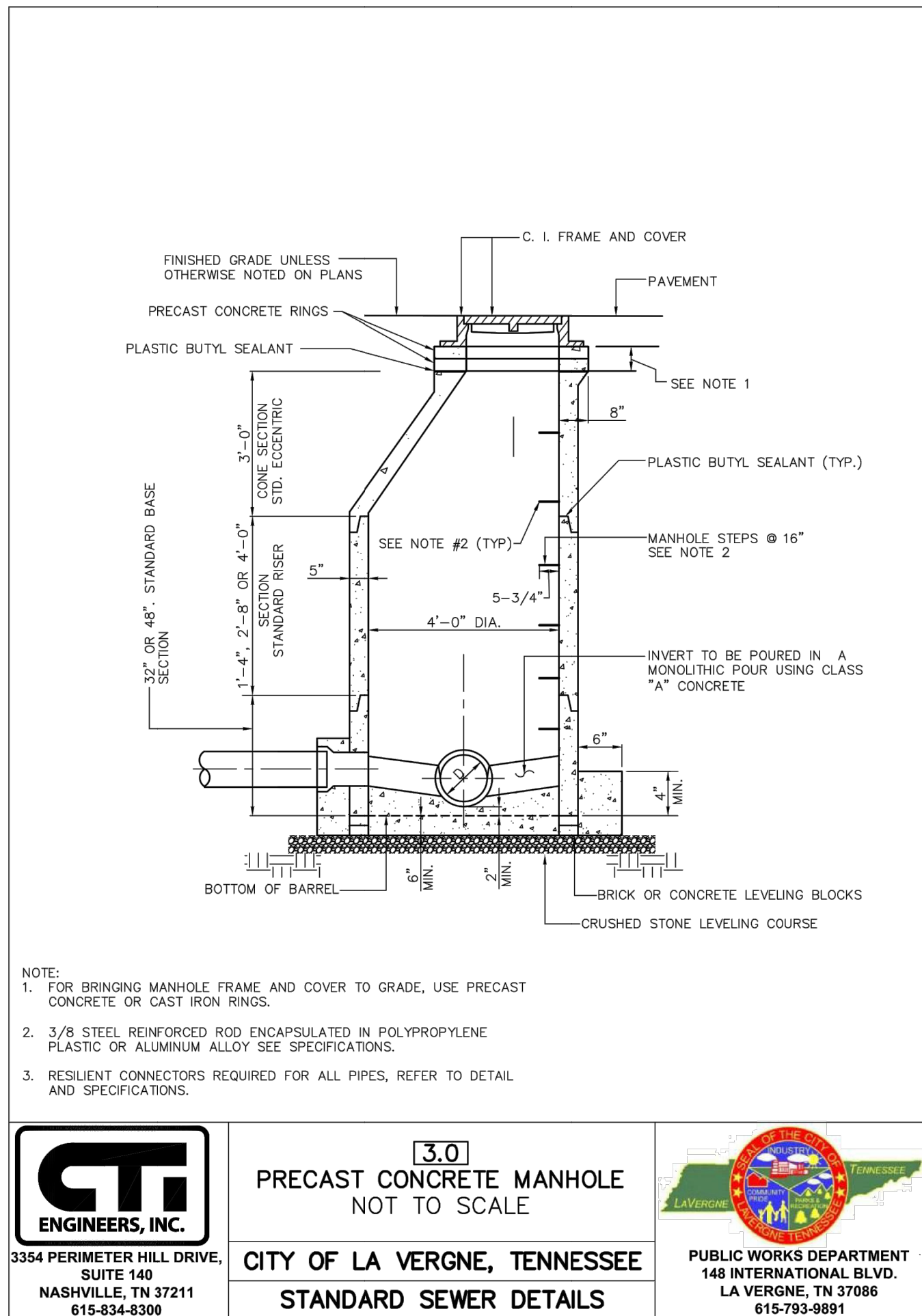
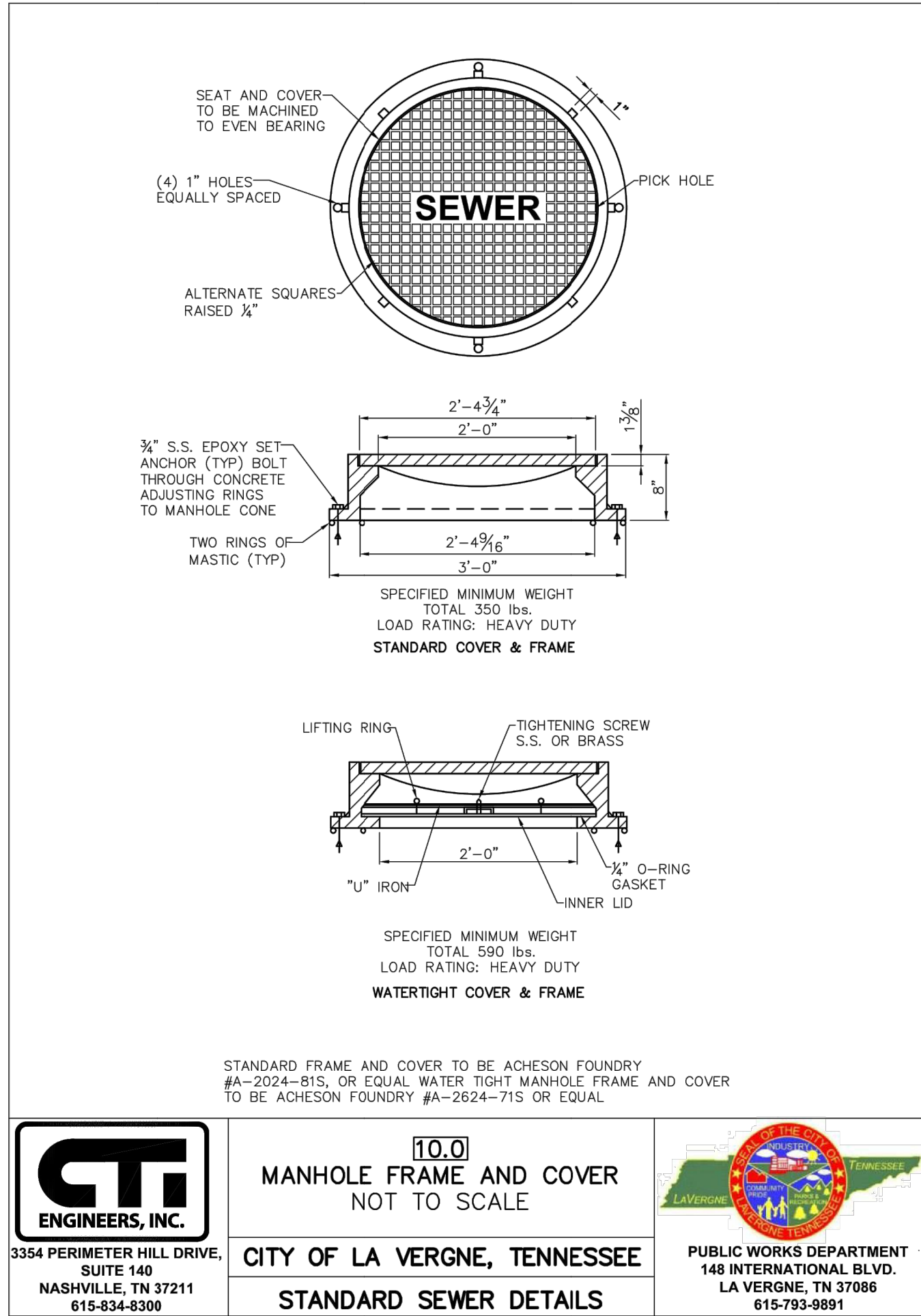
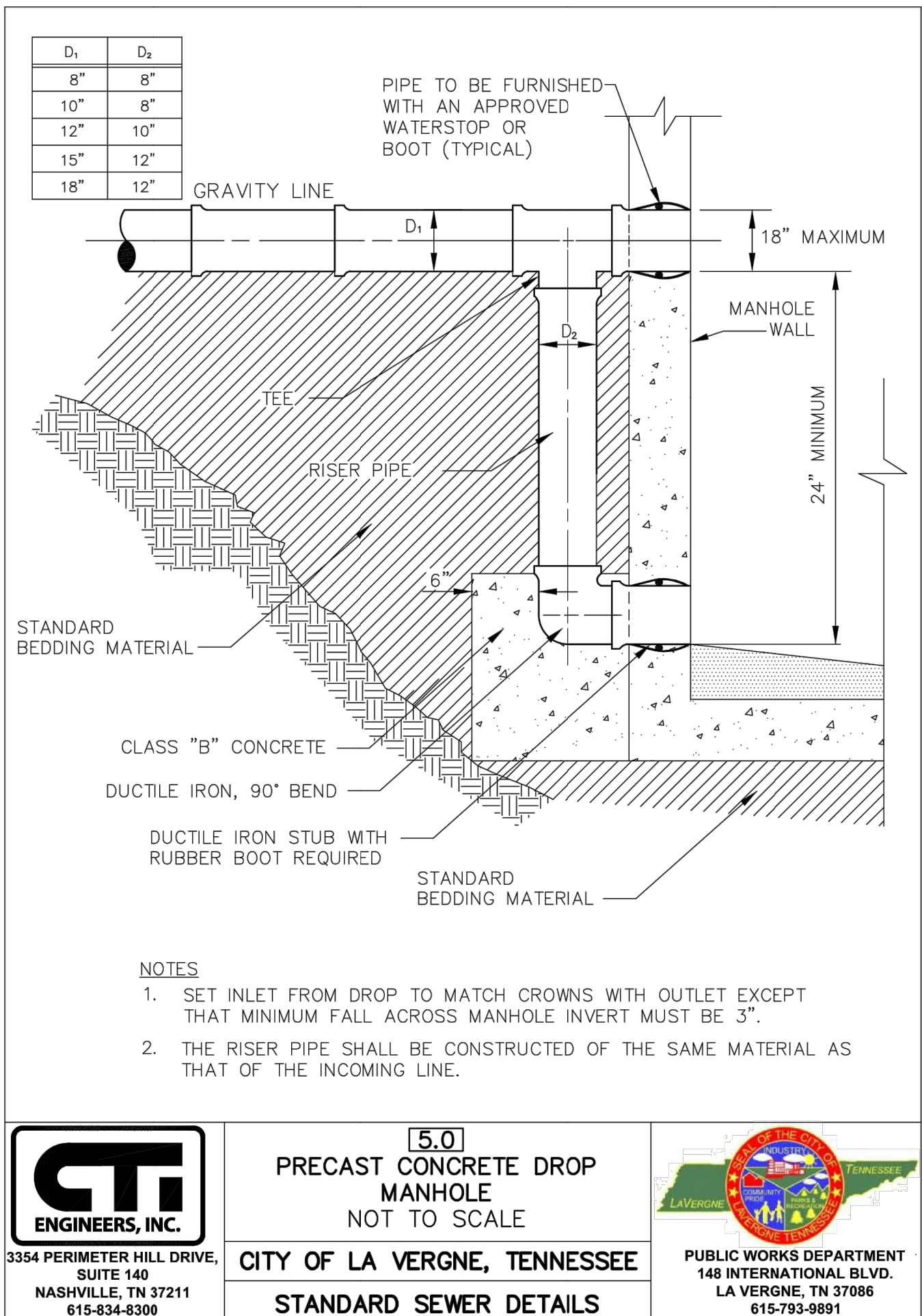
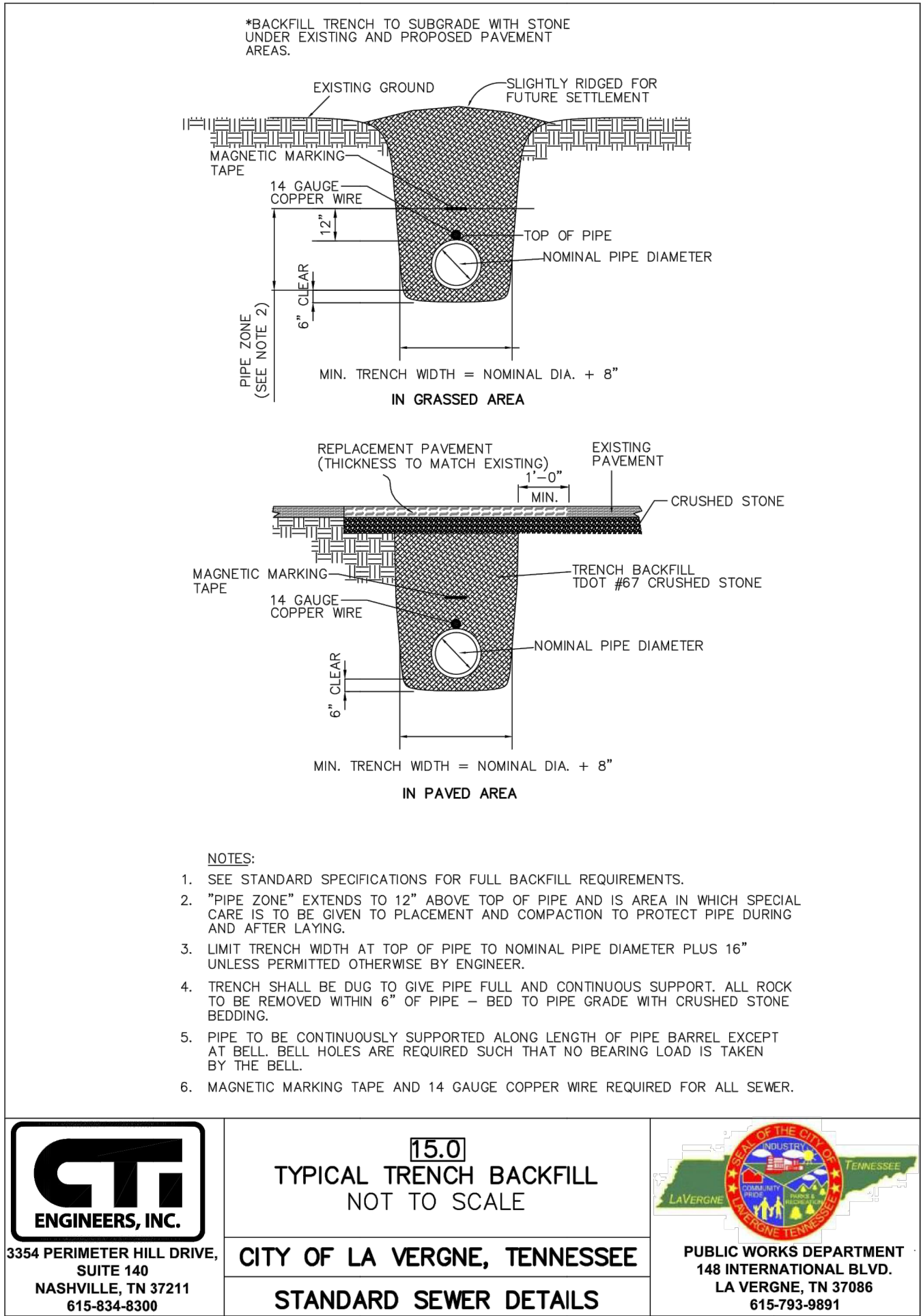


470 DICK BUCHANAN STREET
LAVERGNE, TN 37086

REVISIONS	NUMBER	DESCRIPTION	DATE

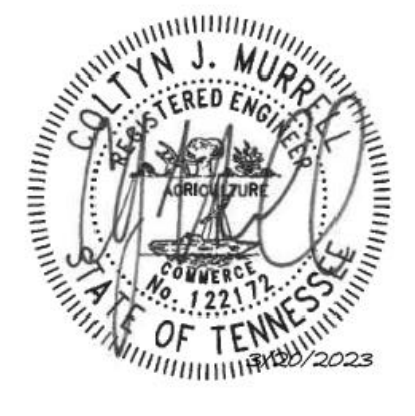
PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	3/20/2023
DETENTION POND DETAILS	
C4.1	







615 DESIGN GROUP
360 QUEENSBERRY CIRCLE, SUITE 500, NASHVILLE, TN 37217
www.615designgroup.com



COLLYN J. MURPHY
CITY OF LA VERGNE
TENNESSEE
JAN 12 2023

470 DICK BUCHANAN STREET
LAVERGNE, TN 37086

REVISIONS	DATE
NUMBER	DESCRIPTION

PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	3/20/2023

UTILITY DETAILS

C5.1

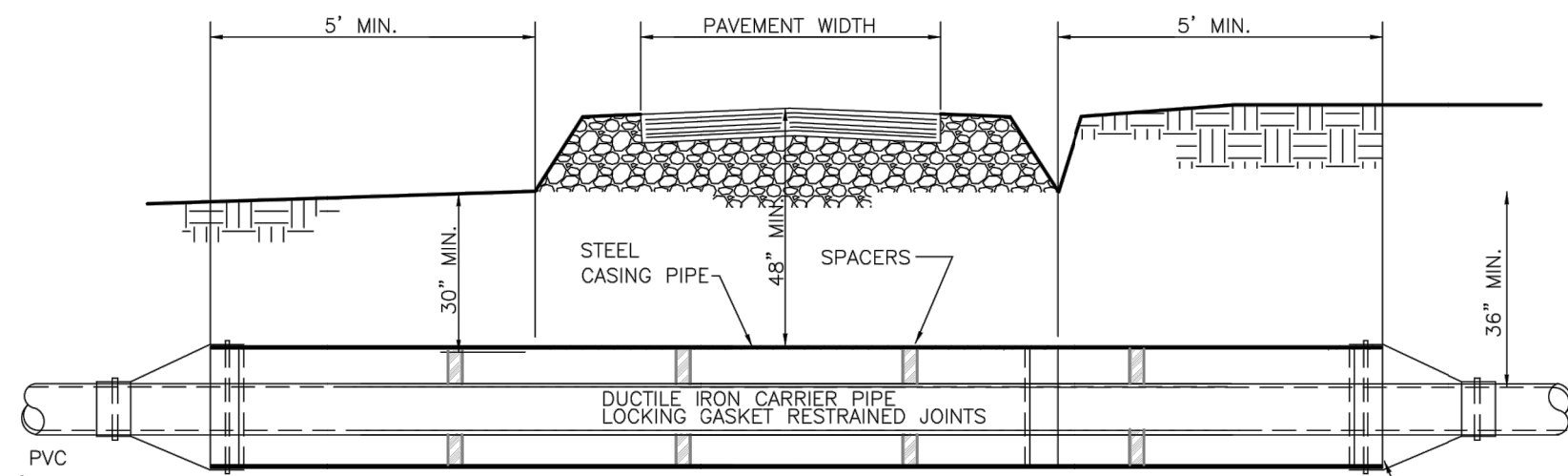


TABLE A		
CARRIER SIZE	CASING SIZE	WELDED STEEL CASING WALL THICKNESS OF CASING PIPE
2"	6"	1/4"
3"	8"	1/4"
4"	12"	1/4"
6"	12"	1/4"
8"	16"	1/4"



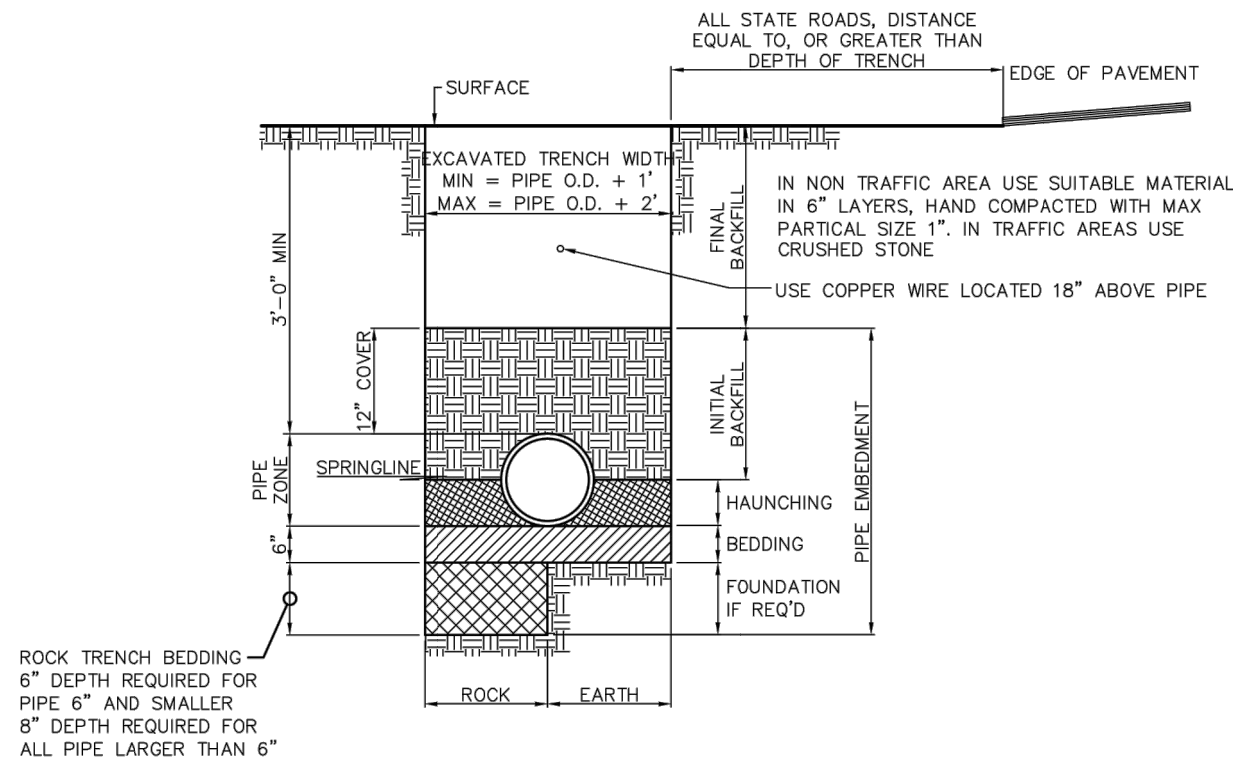
3354 PERIMETER HILL DRIVE,
SUITE 140
NASHVILLE, TN 37211
615-834-8300

17.0
TYPICAL GRAVITY SEWER INSTALLATION
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS



PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-9891



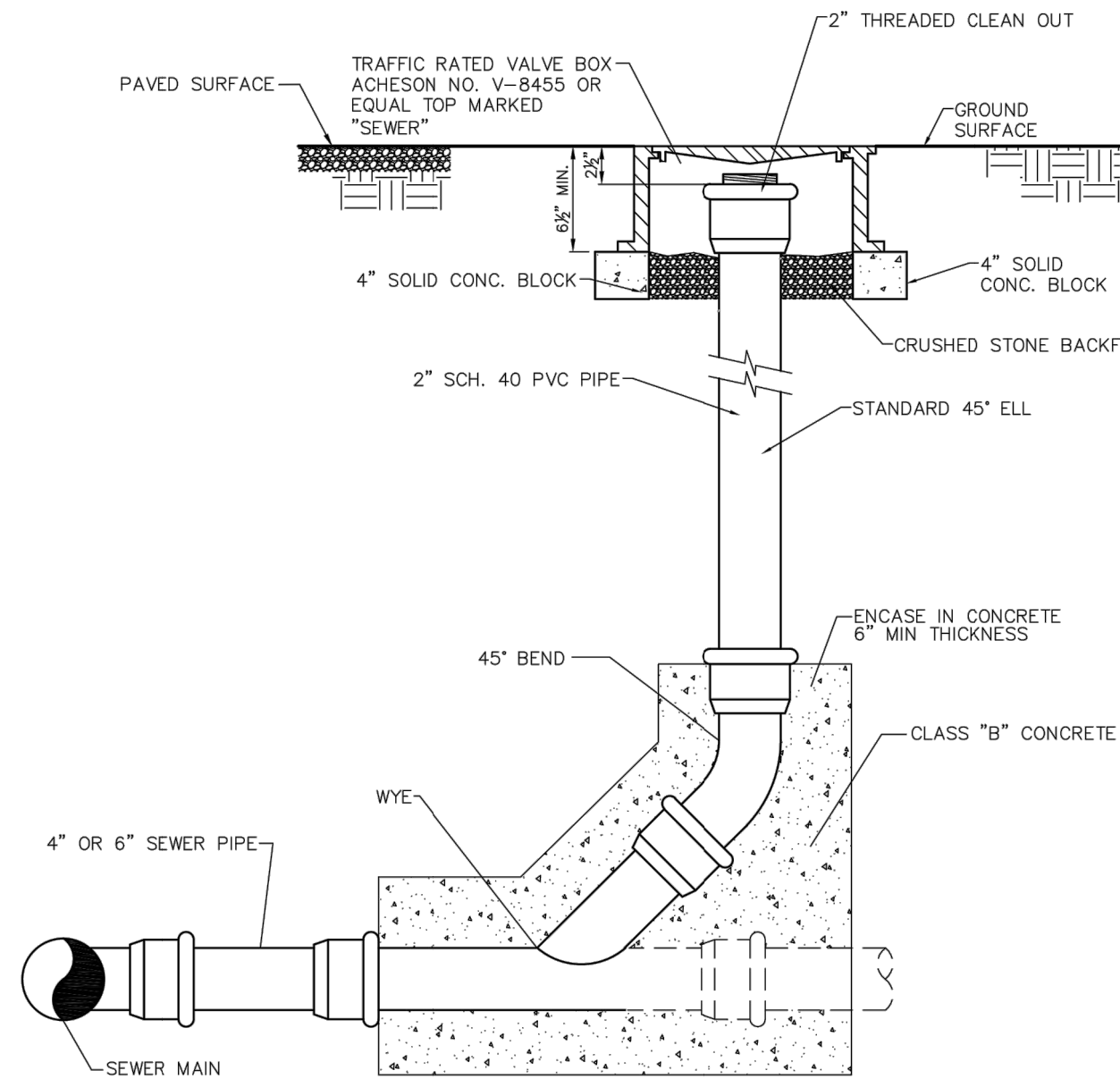
3354 PERIMETER HILL DRIVE,
SUITE 140
NASHVILLE, TN 37211
615-834-8300

16.0
PVC PIPE INSTALLATION DETAIL
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS



PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-9891



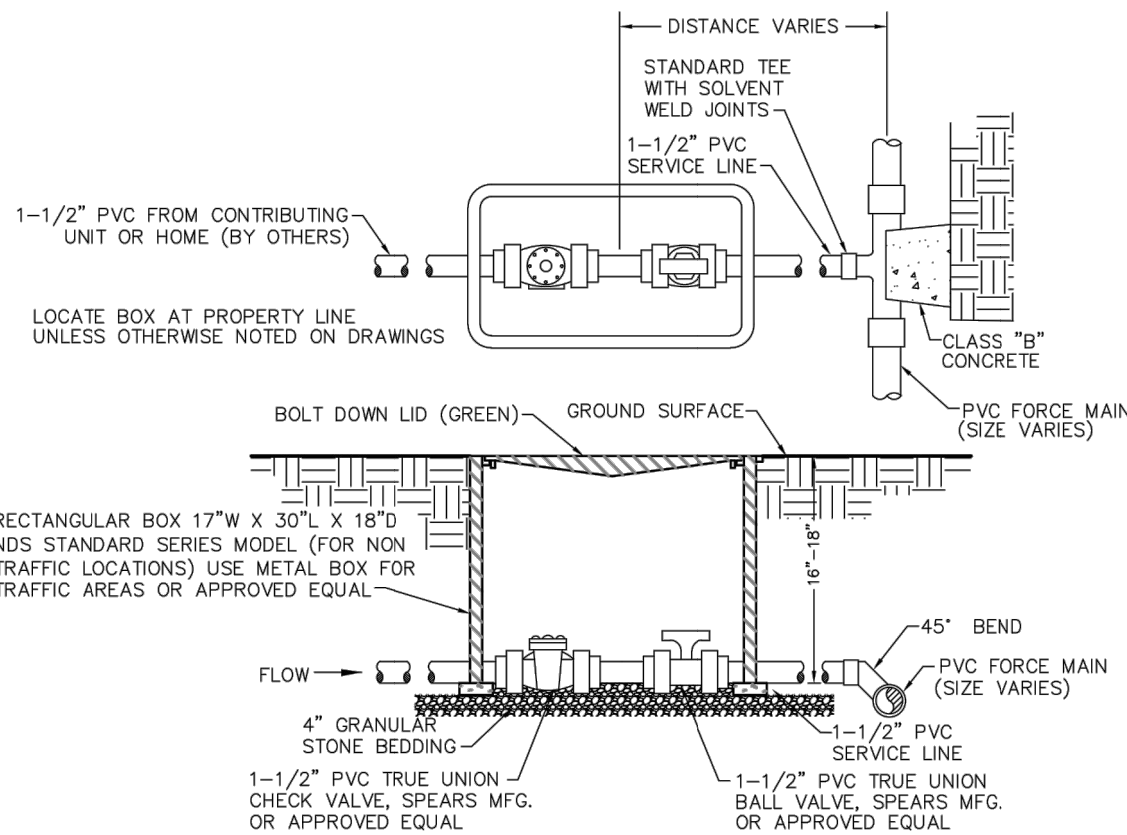
3354 PERIMETER HILL DRIVE,
SUITE 140
NASHVILLE, TN 37211
615-834-8300

12.0
CLEAN OUT WITH TRAFFIC BOX
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS



PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-9891



3354 PERIMETER HILL DRIVE,
SUITE 140
NASHVILLE, TN 37211
615-834-8300

19.0
TYPICAL PRESSURE SEWER
SERVICE LINE CONNECTION
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

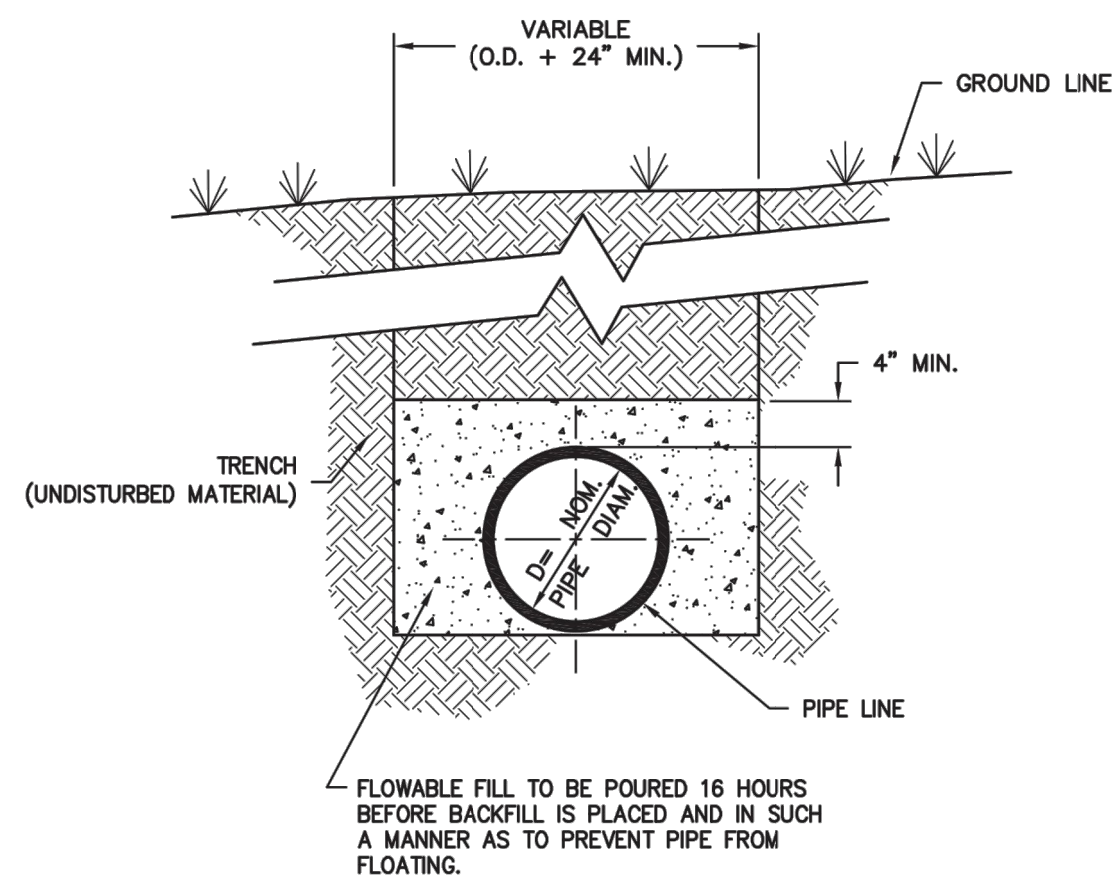


PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-9891

REVISIONS		DATE
NUMBER	DESCRIPTION	

PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	3/20/2023

UTILITY DETAILS



TYPICAL PROTECTION FOR WATER LINES

N.T.S.

Revised September, 2015

STANDARD DETAIL 080
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56

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INCORPORATED

Engineering & Environmental Consulting

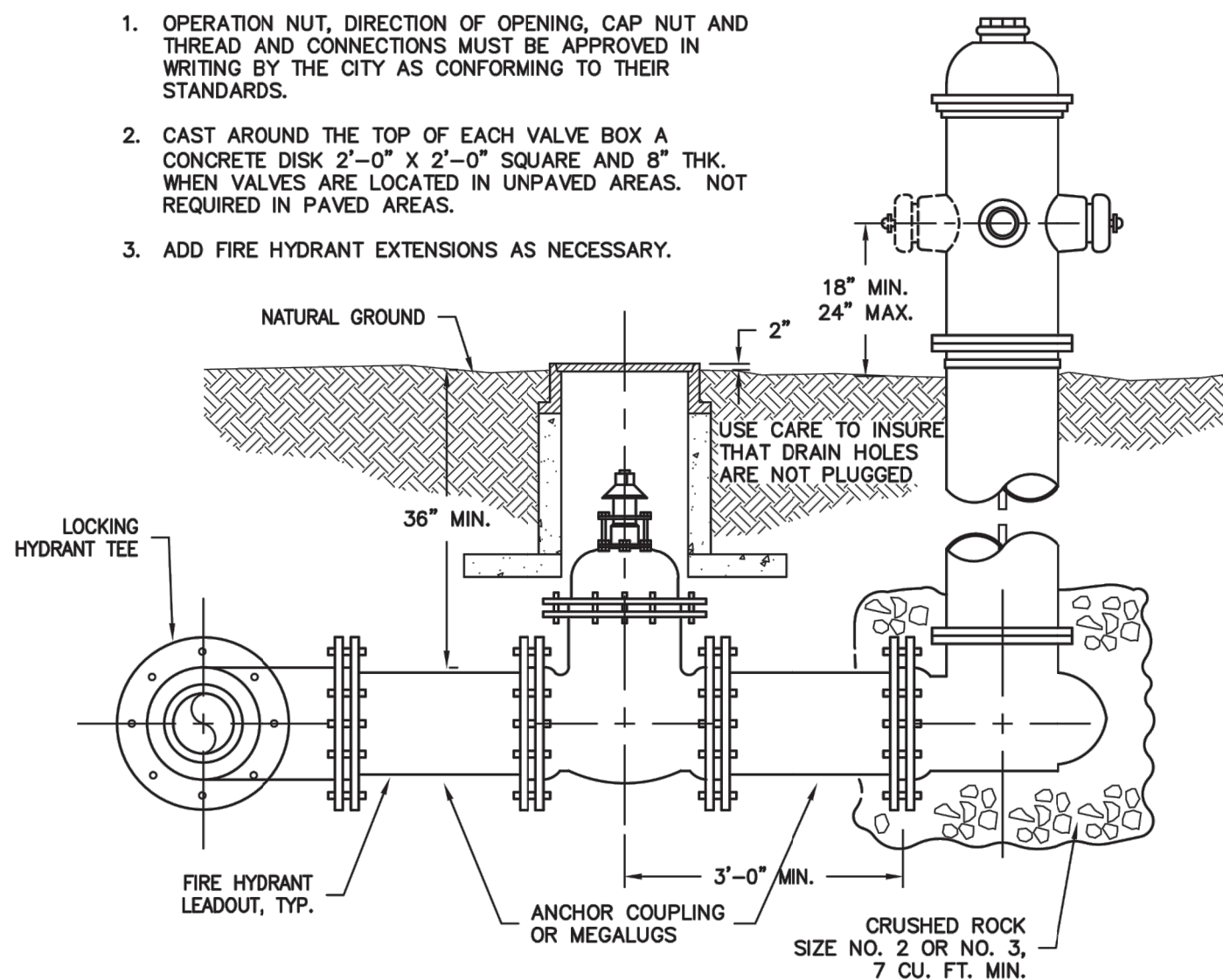
P.O. BOX 2968, MURFREESBORO, TN 37133-2968

(615) 895-8221 • FAX (615) 895-0632

FILE NAME: L:\Engineering\442-56\2015 Updates\Drawings\080 Typical Protection for Water Lines.dwg

NOTES:

1. OPERATION NUT, DIRECTION OF OPENING, CAP NUT AND THREAD AND CONNECTIONS MUST BE APPROVED IN WRITING BY THE CITY AS CONFORMING TO THEIR STANDARDS.
2. CAST AROUND THE TOP OF EACH VALVE BOX A CONCRETE DISK 2'-0" X 2'-0" SQUARE AND 8" THK. WHEN VALVES ARE LOCATED IN UNPAVED AREAS. NOT REQUIRED IN PAVED AREAS.
3. ADD FIRE HYDRANT EXTENSIONS AS NECESSARY.



TYPICAL FIRE HYDRANT SETTING

N.T.S.

Revised September, 2015

STANDARD DETAIL 040
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56

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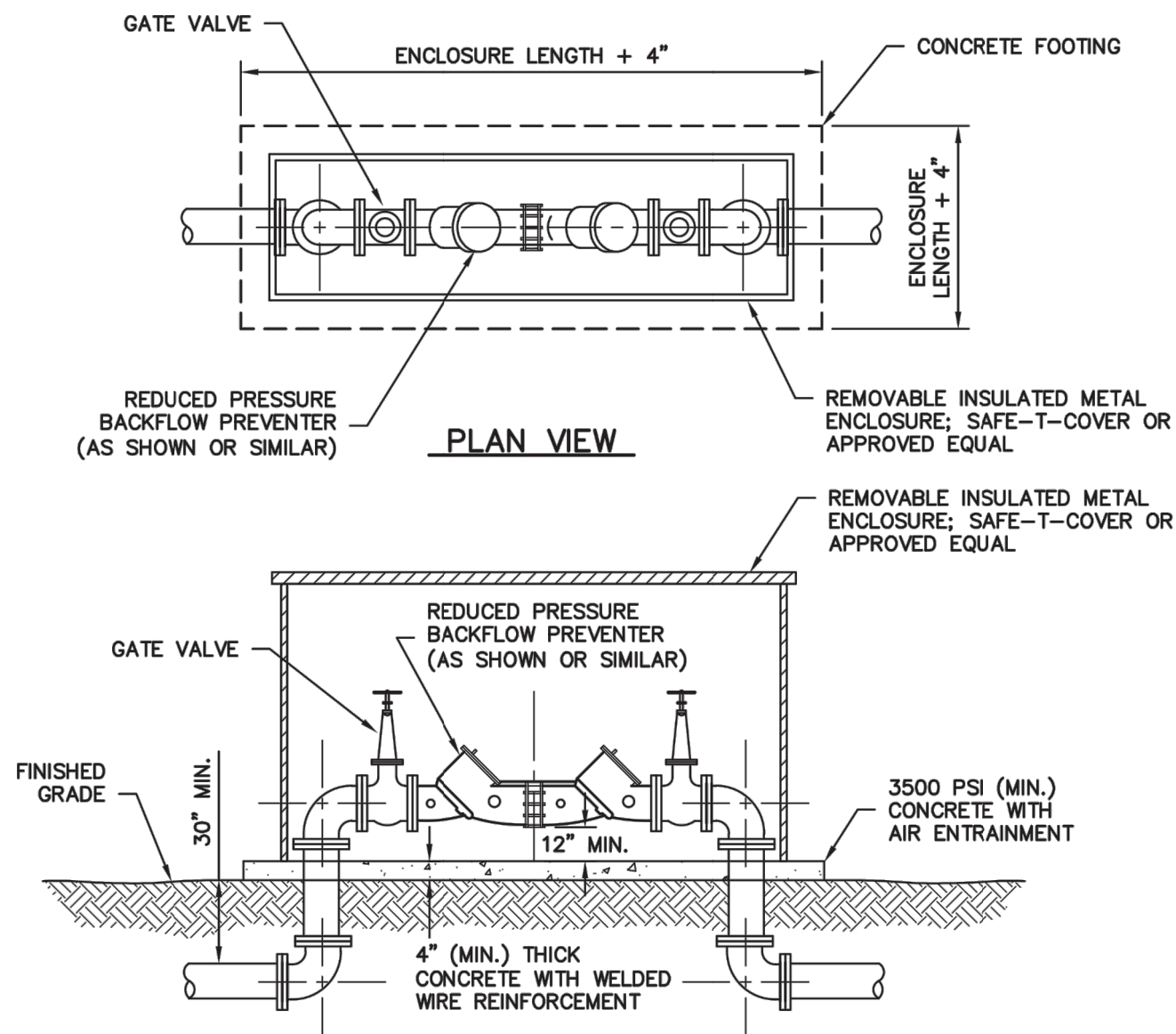
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Engineering & Environmental Consulting

P.O. BOX 2968, MURFREESBORO, TN 37133-2968

(615) 895-8221 • FAX (615) 895-0632

FILE NAME: L:\Engineering\442-56\2015 Updates\Drawings\040 Typical Fire Hydrant Setting.dwg



REDUCED PRESSURE BACKFLOW PREVENTER (ABOVEGROUND)

N.T.S.

Revised August 2017

STANDARD DETAIL 070
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56

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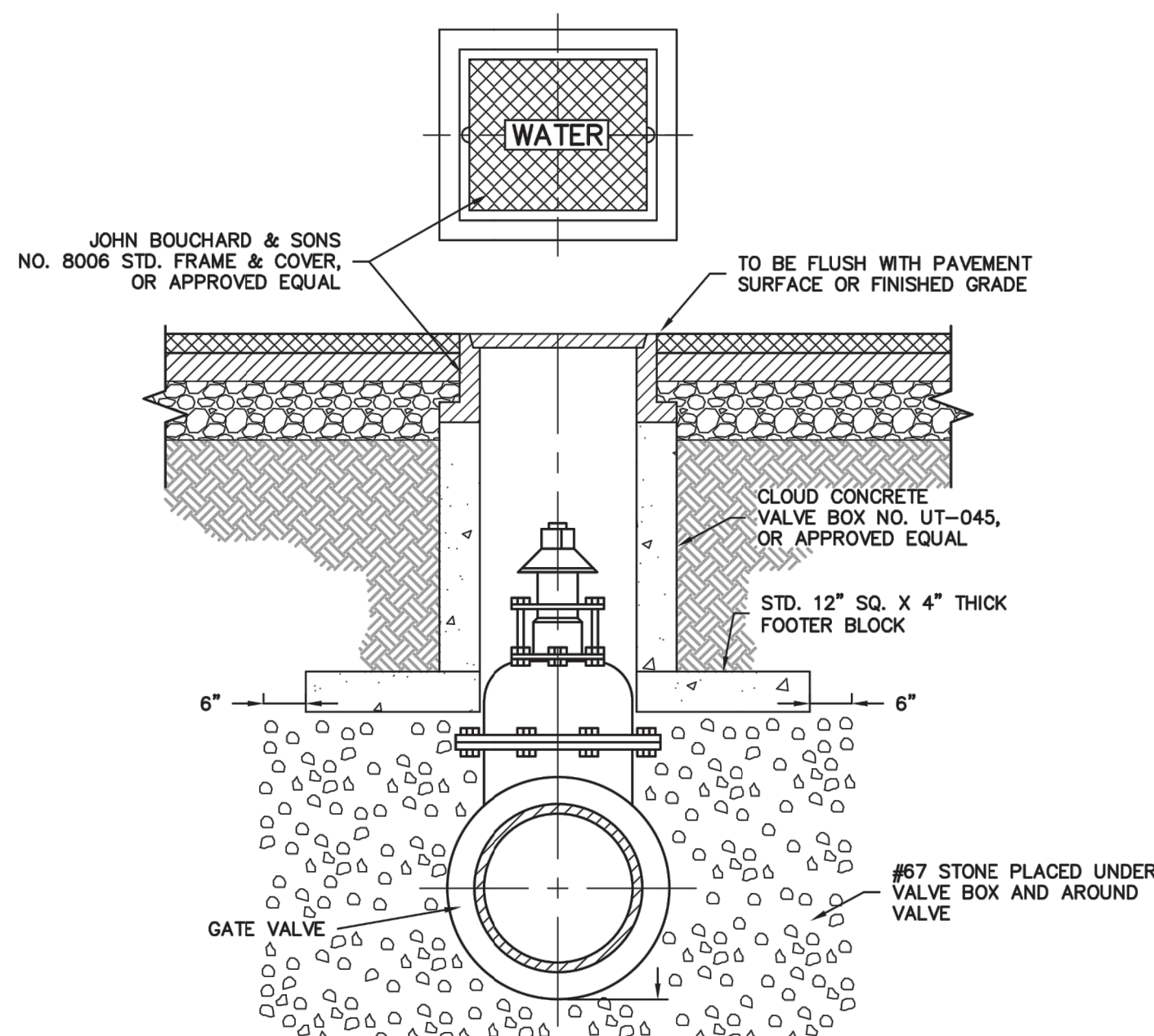
GRIGGS & MALONEY
INCORPORATED

Engineering & Environmental Consulting

P.O. BOX 2968, MURFREESBORO, TN 37133-2968

(615) 895-8221 • FAX (615) 895-0632

FILE NAME: L:\Engineering\442-56\2015 Updates\Drawings\070 Reduced Pressure Backflow Preventer.dwg



TYPICAL VALVE BOX SETTING INSIDE & OUTSIDE OF PAVEMENT

N.T.S.

Revised September, 2015

STANDARD DETAIL 030
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56

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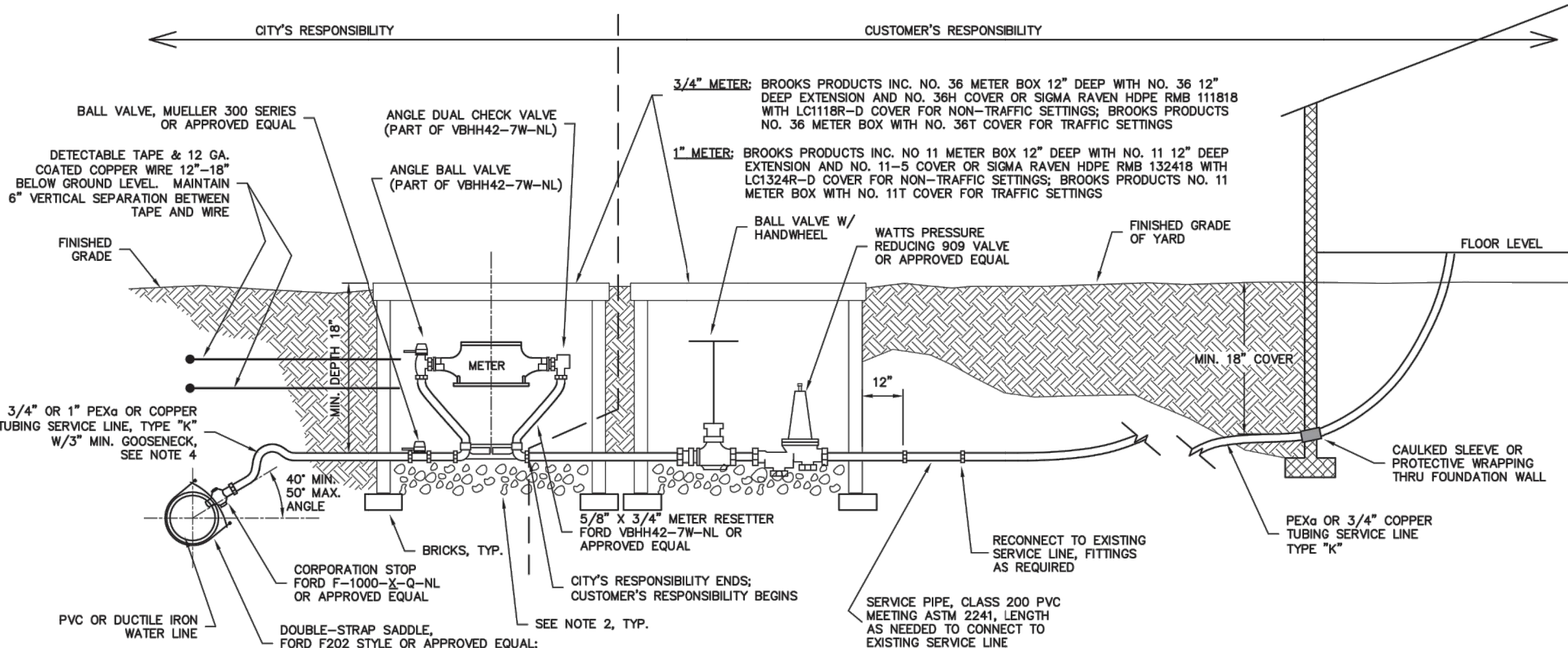
GRIGGS & MALONEY
INCORPORATED

Engineering & Environmental Consulting

P.O. BOX 2968, MURFREESBORO, TN 37133-2968

(615) 895-8221 • FAX (615) 895-0632

FILE NAME: L:\Engineering\442-56\2015 Updates\Drawings\030 Typical Valve Box Setting.dwg



NOTES:

1. USE DOUBLE STRAP SADDLE FOR ALL PVC AND DUCTILE IRON PIPE INSTALLATION.
2. PLACE 3" DEEP (MAX) 1/2" TO 3/4" CRUSHED STONE IN BOTTOM OF METER BOX.
3. SEE STANDARD SPECIFICATIONS FOR LIST OF SERVICE CONNECTION FITTINGS.
4. METER:
 - 4.1. 3/4" INCH - BADGER MODEL 25, LEAD FREE BRONZE ALLOY OR ENGINEERED POLYMER WITH REMOTE HEAD TRANSMITTER.
 - 4.2. 1" INCH - BADGER MODEL 70, LEAD FREE BRONZE ALLOY WITH REMOTE HEAD TRANSMITTER.
5. CAPPING IS REQUIRED IF THE SERVICE LINE IS UNDER THE ROADWAY.
 - 5.1. CAPPING PIPE SHALL EXTEND FROM WATER MAIN TAP TO METER OR RIGHT-OF-WAY TO RIGHT-OF-WAY.
 - 5.2. CAPPING PIPE SHALL BE PVC SOLI 80 AND THE DIAMETER SHALL BE THE OUTSIDE DIAMETER OF THE SERVICE LINE PLUS 2" MINIMUM.
 - 5.3. CAPPING IS NOT REQUIRED IF WATER MAIN IS NOT UNDER THE PAVEMENT AND WATER METER IS ON THE SAME SIDE OF THE ROAD AS THE WATER MAIN.
6. WHEN PEW SERVICE LINE IS INSTALLED, DETECTABLE TAPE AND COPPER WIRE SHALL BE INSTALLED AS SHOWN AND PER PARAGRAPHS 22.04 AND 22.05 OF THE STANDARD SPECIFICATIONS. THE DIAMETER OF THE WIRE SHALL TERMINATE IN A VALVE BOX, METER BOX, OR OTHER APPROVED LOCATION, WHEREBY DETECTION EQUIPMENT MAY BE ATTACHED.

WATER LINE INSPECTION

DESCRIPTION:
As provided in the City of Lavergne Municipal Code new customer potable water service piping requires inspection and testing prior to commencement of potable water service. This policy establishes Lavergne Water Department minimum inspection and testing requirements to safeguard health, public safety, and the protection of property.

REQUIREMENTS:
New water supply service piping shall be tested and proven tight for 15 minutes under a water pressure of not less than 80 psi or not less than 20 psi above the working pressure under which it is to be operated, whichever is more. The water used for test shall be potable water service.

Inspection shall be carried out on the portion of the piping from the building to the customer (customer) side of the water meter and is to ground the water supply system outside the building. Inspection shall include visual review of materials and workmanship to assure code compliance. A record of the inspection details shall be kept by Lavergne Water Department.

Inspection and testing of underground piping shall be made after trenches are excavated, piping installed and prior to any benefit put in place.

Advance notice of at least 24 hours is required for inspection and re-inspection and shall be performed during normal working hours. Contact the City of Lavergne Water Department at 615-793-0991.

TYPICAL 3/4" OR 1" WATER SERVICE INSTALLATION

N.T.S.

Revised August 2017
STANDARD DETAIL 020
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56

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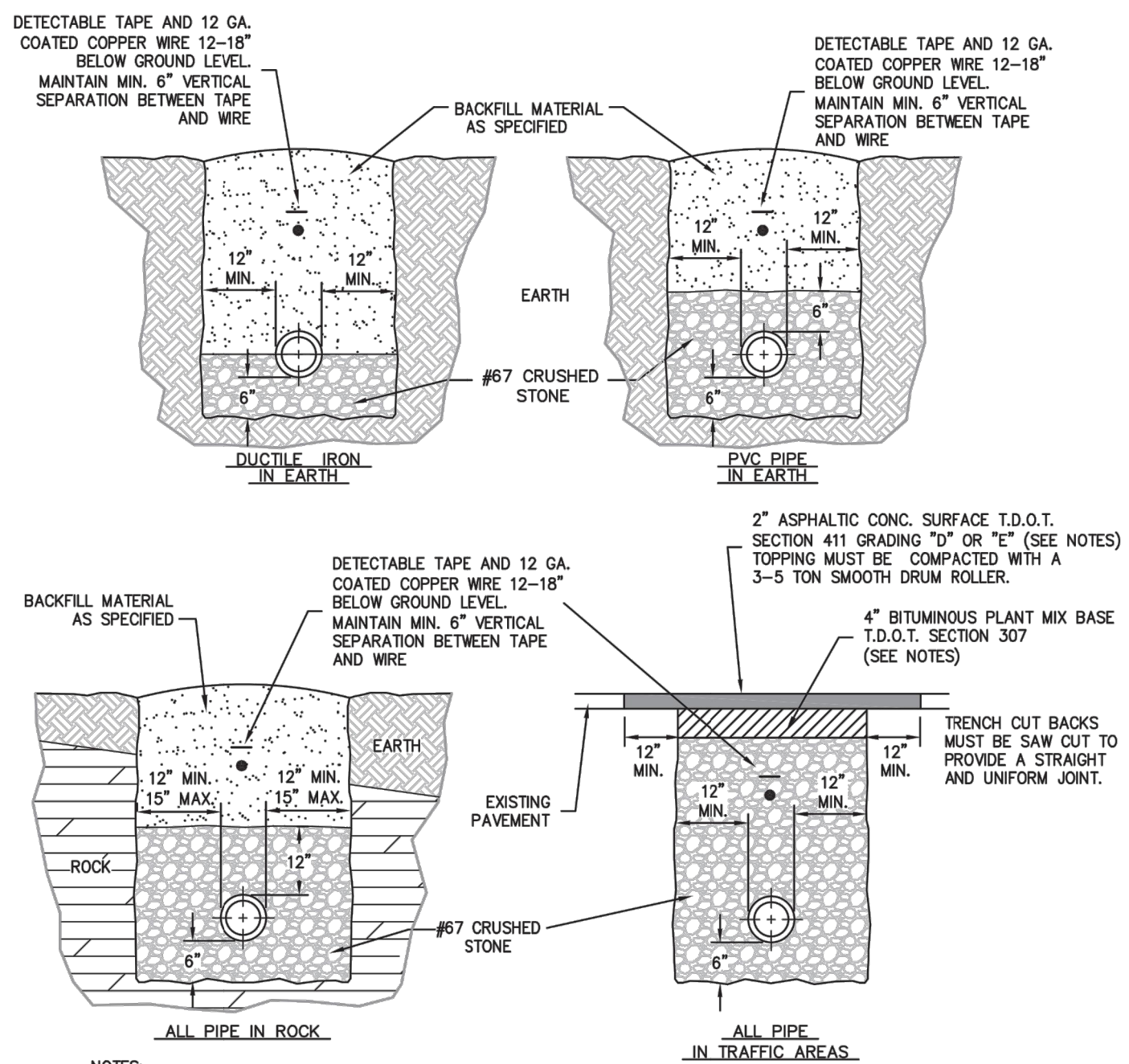
GRIGGS & MALONEY
INCORPORATED

Engineering & Environmental Consulting

P.O. BOX 2968, MURFREESBORO, TN 37133-2968

(615) 895-8221 • FAX (615) 895-0632

FILE NAME: L:\Engineering\442-56\2015 Updates\Drawings\020 Typical Water Service Installation.dwg



NOTES:

1. FOR ROADWAYS 30' OR GREATER IN WIDTH OR DIVIDED HIGHWAYS WITH 2 OR MORE LANES USE 8" OF BINDER (2 LIFTS) AND 3" OF TOPPING.
2. BINDER SHALL BE INITIALLY INSTALLED FLUSH WITH EXISTING ASPHALT SURFACE AND SHALL BE IN PLACE FOR 2 WEEKS TO ALLOW FOR SETTLING AND COMPACTION. AFTER 2 WEEKS, MILL UP 2" OF THE NEW BINDER AND EXISTING ASPHALT TO THE DIMENSIONS SHOWN IN EACH DIRECTION AND INSTALL 2" OF NEW SURFACE MIX OVER MILLED AREA. REPAINT OR REPLACE, IF THERMOPLASTIC, ALL DELINEATION LINES AND PAVEMENT MARKINGS.
3. WHERE EXISTING SURFACE IS CONCRETE SUBSTITUTE 8" T.D.O.T. ITEM NO. 701-02.
4. FOR RESTORATION OF GRAVEL SURFACES, BACKFILL ENTIRE TRENCH WITH STONE.

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P.O. BOX 2968, MURFREESBORO, TN 37133-2968

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FILE NAME: L:\Engineering\442-56\2015 Updates\Drawings\010 Water Line Bedding and Backfilling Detail.dwg

STANDARD WATERLINE BEDDING & BACKFILLING

N.T.S.

Revised September, 2015

STANDARD DETAIL 010

CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56

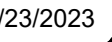
REVISIONS	DATE	DESCRIPTION
NUMBER		

PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	3/20/2023

UTILITY DETAILS

La Vergne Landscape Requirements:
Transitional Buffer III: 1,000 LF

- Tree Density:
 - 3 canopy tree, 3 understory tree, 15 shrubs per acre
 - acres: 15.41
 - Canopy trees required: 47 | **Provided: 47**
 - Understory trees required: 47 | **Provided: 47**
 - Shrubs required: 232 | **Provided: 232**



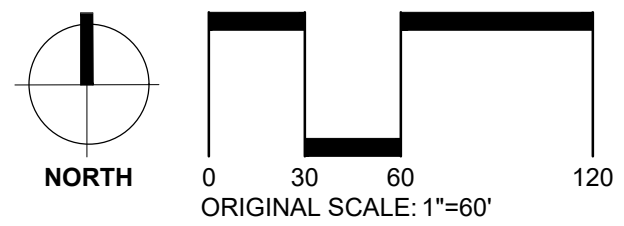
470 DICK BUCHANAN STREET
LA VERGNE, TN

[illegible]

PROJECT #:	001002002
DESIGNED BY:	NAS
DRAWN BY:	NAS
DATE:	01/23/2023

PLANTING REFERENCE PLAN

L8-00



APPROXIMATE LOCATION OF 4" GAS LINE
-R- CONVERSATIONS W/ CITY OF LAVERGNE

DICK BUCHANAN STREET (50' ROW)

HANSEN & ADKINS AUTO
TRANSPORT, INC.
DB 427 PG 2371
ZONE: I-1

SITE KEYNOTES:

DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
9.0	PLANTING AND LANDSCAPE	
9.1	B&B Deciduous Tree	1 / L11-01 000000
9.2	B&B Evergreen Tree	2 / L11-01 000000
9.3	Container Shrub	3 / L11-01 000000
9.4	Spade Edging	4 / L11-01 000000

PLANT REFERENCE NOTES

- Property boundary.
- Existing poles and overhead lines to remain.
- Proposed Utilities - Refer to Civil Plans.
- Proposed building - Refer to Architecture Plans.
- Proposed detention area - Refer to Civil Plans.
- Proposed extents of 50' Transitional Buffer Yard.

PLANT SYMBOL KEY

LARGE DECIDUOUS TREE	COMMON NAME
	Southern Red Oak
LARGE EVERGREEN TREE	COMMON NAME
	Short Leaf Pine
MEDIUM EVERGREEN TREE	COMMON NAME
	Eastern Redcedar
	Avatar Colorado Spruce
MEDIUM EVERGREEN SHRUB	COMMON NAME
	Mountain Laurel

Matchline L8-02



470 DICK BUCHANAN STREET
LA VERGNE, TN



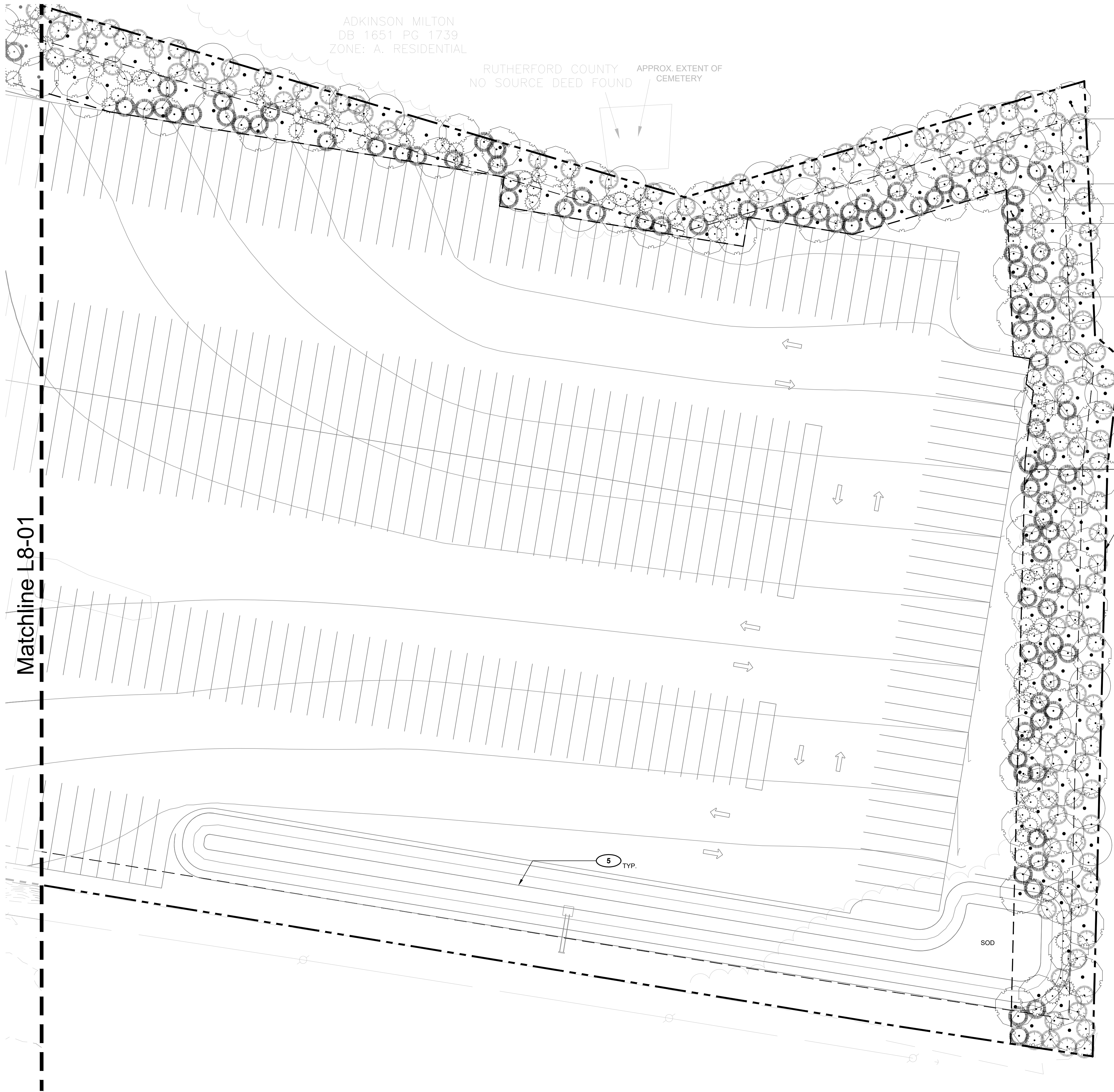
REVISIONS	NUMBER	DESCRIPTION	DATE

PROJECT #:	001002002
DESIGNED BY:	NAS
DRAWN BY:	NAS
DATE:	01/23/2023

PLANTING PLAN

L8-01

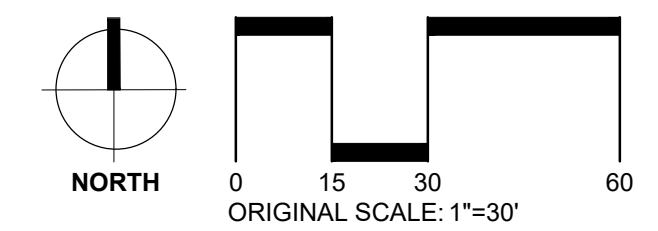
CARTER LUMBER OF THE SOUTH INC.



SITE KEYNOTES:			
	DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
9.0	PLANTING AND LANDSCAPE		
9.1	B&B Deciduous Tree	1 / L11-01	000000
9.2	B&B Evergreen Tree	2 / L11-01	000000
9.3	Container Shrub	3 / L11-01	000000
9.4	Spade Edging	4 / L11-01	000000

- PLANT REFERENCE NOTES
- 1 Property boundary.
 - 2 Existing poles and overhead lines to remain.
 - 3 Proposed Utilities - Refer to Civil Plans.
 - 4 Proposed building - Refer to Architecture Plans.
 - 5 Proposed detention area - Refer to Civil Plans.
 - 6 Proposed extents of 50' Transitional Buffer Yard.

PLANT SYMBOL KEY	
LARGE DECIDUOUS TREE	COMMON NAME
	Southern Red Oak
LARGE EVERGREEN TREE	COMMON NAME
	Short Leaf Pine
MEDIUM EVERGREEN TREE	COMMON NAME
	Eastern Redcedar
	Avatar Colorado Spruce
MEDIUM EVERGREEN SHRUB	COMMON NAME
	Mountain Laurel



Arête Landscape Architecture

Los Angeles, California
rand@arete-la.com
arete-la.com

01/23/2023

470 DICK BUCHANAN STREET
LA VERGNE, TN

REVISIONS	
NUMBER	DESCRIPTION

PROJECT #: 001002002

DESIGNED BY: NAS

DRAWN BY: NAS

DATE: 01/23/2023

PLANTING PLAN

L8-02

Page 59 of 148



Request: Recommendation to the Board of Mayor and Aldermen: Rezoning of Property, Requested by CDC, Inc. 5.0 acres. Property located at 252 Hollandale Road (Tax Map 028, Parcel 11.00). Current Zoning District: R-1 (Low Density) Zoning District; Proposed Zoning District: R-2 (Medium Density Residential) Zoning District. Property owned by Bola Gabriel.

Reviewed By: Bo Logan, City Planner

Summary

The applicant, CDC, Inc., was requesting to rezone approximately 5.0 acres from R-1 (Low Density) to R-3 (High Density Residential) last month.

The property is located at 252 Hollandale Road.

Per the applicant, the purpose of the rezoning last month was to be able to pursue the development of approximately 12-16 townhomes. There was no formal plan offered last month, but the applicant offered a concept plan.

This month the applicant has changed the purpose of the rezoning to be able to pursue the development of single family homes. There is no formal plan offered currently, but the applicant has offered a concept plan.

The main zoning in the area is R-1 and R-2. The eastern side of Hollandale is exclusively R-1.

The property that borders this site on the south is R-1 and to the north is R-1. There are many parcels across the street zoned R-2 (Medium Density Residential).

Technical Items

1.

Other Concerns

1.

***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.

City of La Vergne, Tennessee

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

REZONING REQUEST APPLICATION

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

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

Request No. _____
(Assigned by the City Recorder)

Date Submitted: 1/30/23

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

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

Name: BOLA GABRIEL Phone #: 615.563.8207

Business: _____ E-Mail: 615.569.4064

Address: 1031 CROSSFIELD DR. Best Way to Contact: Phone
(Mail, E-Mail, Phone)

City: Nolensville State: TN Zip: 37135

SECTION 2 - Property Information for the Rezoning Request

Tax Map	Parcel(s)	Current Zoning District	Requested Zoning District	# of Acres	Property Owner
<u>014</u>	<u>023.20</u>	<u>R-1</u>	<u>R-3</u>	<u>5.003</u>	<u>BOLA GABRIEL</u>

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

Contact PersonPrint Name Bola GabrielAddress 252 Hollandale Road, La Vergne, TN Zip Code _____Daytime Phone 615-569-4067 Fax _____ E-mail Bola.gabriel90@gmail.com

The undersigned has read the application associated with the above listed review request and is familiar with the information submitted herewith. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned warrants their authority to bind the owner and to subject the property to restrictions and conditions that may be attached to the proposed development.

Applicant (if other than owner)

Print Name _____ Signature _____

Address _____ Zip Code _____

Daytime Phone _____

Owner(s)Print Name Bola Gabriel Signature Bola GabrielAddress 1031 Crossfield Dr, Nolensville, TN Zip Code 37135Daytime Phone 615-569-4067Print Name Marian Griger Signature M. GrigerAddress 1031 Crossfield Dr, Nolensville, TN Zip Code 37135Daytime Phone 615-423-6781

Project Name: BOLA-252 HOLLANDALE REZONE

Project Address: 252 HOLLANDALE DR.

Existing Land Use: R-1

Proposed Land Use: R-3

Total Acreage of Project / Rezoning: 5.003

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

Applicant's Signature: _____ Date: _____

**CITY OF LA VERGNE
PLAN REVIEW APPLICATION**

For Staff Use Only

Project Name: _____ **Date:** _____ **Fee:** _____

**Please submit Application Forms in person to the
City of La Vergne Codes Building Front Desk/City Planner**

Project Name: 252 Hollandale Rd.

Project Address: 252 Hollandale Rd.

Land Use Existing: Single Family Residential R-1

Land Use Proposed: Single Family Residential R-3

Existing Zoning District R-1

Tax Map(s) & Parcel Number(s): Tax Map 014 Parcel 023.20

Check one or more of the following:

- | | |
|---|--|
| ☐ Concept Plan for Major Subdivision | ☐ Site Plan |
| ☐ Preliminary Subdivision Plat for Minor Subdivision | ☐ Variance* |
| ☐ Preliminary Subdivision Plat for Major Subdivision | ☒ Rezoning* |
| ☐ Final Subdivision Plat for Minor Subdivision | ☐ Road or alley abandonment |
| ☐ Final Subdivision Plat for Major Subdivision | ☐ Special Exception* |
| ☐ Final Subdivision Plat for Condominium | |

*These requests require an additional application form.

******NOTE: A letter explaining the proposal must accompany all requests.******

Environmental Constraints on Site?

- | | |
|---|---|
| 1. Are there slopes of 12-20% or greater on site? | Yes ☐ No ☒ |
| 2. Is the development located in a local regulatory flood plain/zone? | Yes ☐ No ☒ |

Engineer/Designer (if applicable) Print Name CIVIL DESIGN CONSULTANTS LLC

Address 8170 COLEY DAVIS RD. NASHVILLE TN Zip Code 37221

Daytime Phone 61-5638-8207 Fax _____ E-mail: JARED@CIVILCONSULTANTS.NET

Attorney (if applicable) Print Name _____

Address _____ Zip Code _____

Daytime Phone _____ Fax _____ E-mail _____

City of La Vergne Planning Department
5089 Murfreesboro Road
La Vergne, TN 37086

Phone: 615-213-2624 Fax: 615-213-8692

Certification Statement

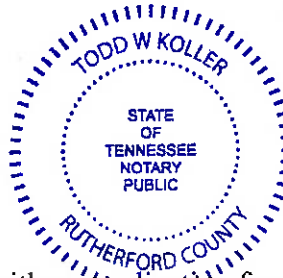
I hereby certify that Bola Gabriel & Mariam Giger is the owner of the property located at 252 Hollendale Road, La Vergne, TN, 37086 which is the subject of this application, and that I, _____, in my capacity as _____, am authorized to sign this application on behalf of the owner.

I understand that knowingly providing false information on this Application may result in any action taken heron being declared null and void. I further understand that pursuant to TCA 39-16-301 et seq., knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his duty is punishable as a Class B misdemeanor.

Bola Gabriel
Signature

1/30/23
Date

Bola Gabriel/Mariam Giger
Printed Name and Title

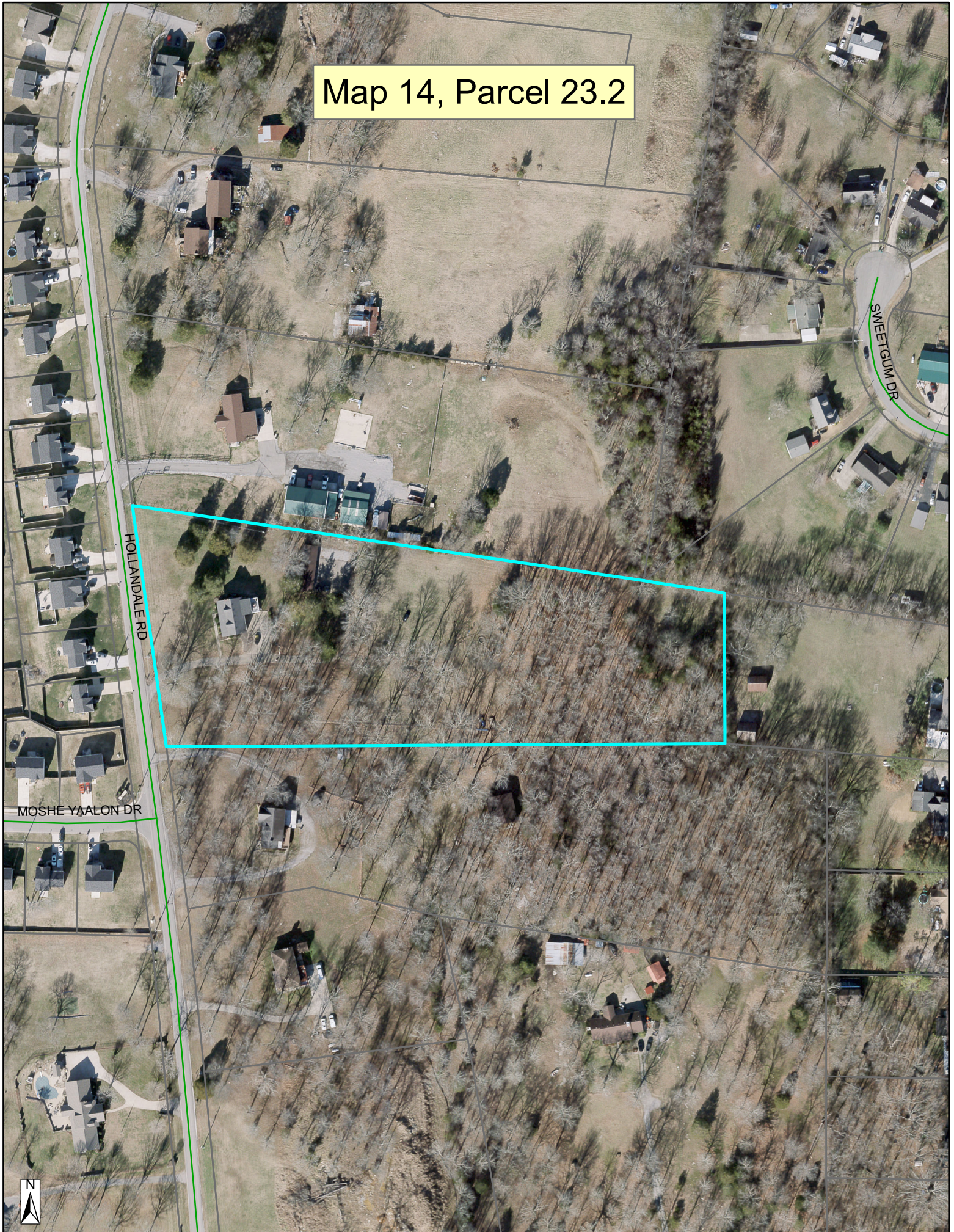


Note: A Certification Statement must be submitted with an application form requiring the owner's signature if the owner of the subject property is a corporation, limited liability company, partnership, association, trustee, etc., or if someone other than the owner signs the application. All Certification Statements must be notarized.

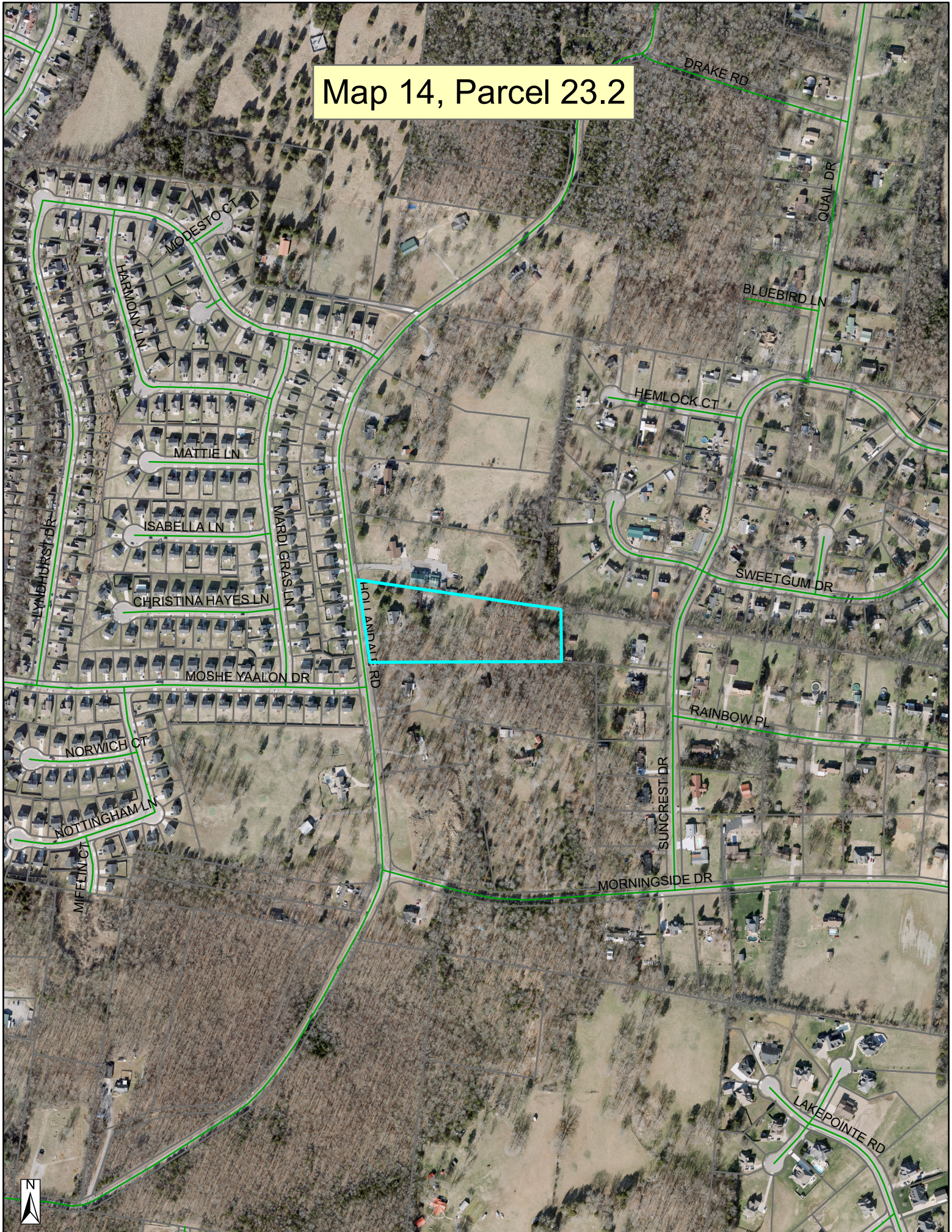
T-W-K
Notary Signature

1-30-23
Date

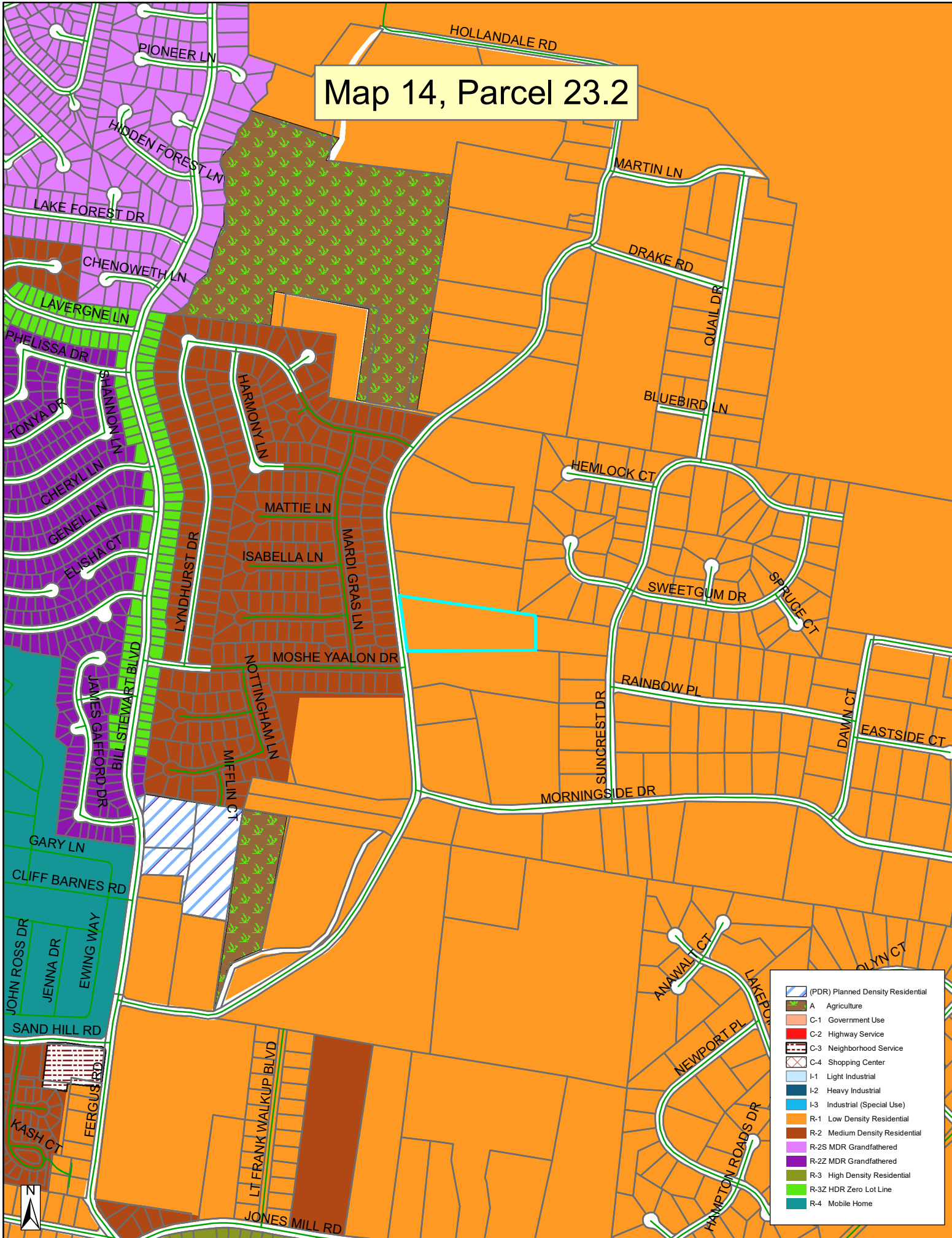
Map 14, Parcel 23.2



Map 14, Parcel 23.2



Map 14, Parcel 23.2







Property Description:

Property description provided by Civil Design Consultants, LLC

Being the property currently owned by Bola Gabriel and Mariam Girgus known as 252 Hollandale Road within the 2nd Civil District of Rutherford County TN. being more particularly described as follows:

Beginning at a steel pin in the East line of Hollandale Road, N-6°14'-W, 51.3 feet along said East line from the Northwest corner of the Harold Scott 1.04 acre tract; thence N-6°14'-W, 308.0 feet along said East line to a steel pin in Parker's South line; thence S-85°10'-E, 844.6 feet along said South line to a steel pin; thence S-00°06'-W, 223.5 feet along Rich's West line to a corner post; thence S-89°11'-W, 807.8 feet to the point of beginning and being an area of 5.003 acres.

Of record in Book 2264, Page 2670 RCRD. Currently zoned R-1.

SITE DATA TABLE

10 SINGLE FAMILY DETACHED LOTS PER THIS PLAN
1 EXISTING HOME AND 1 ACCESSORY
STRUCTURE TO REMAIN PER THIS PLAN

PROPERTY TO BE DEVELOPED IN A SINGLE PHASE
ALL SINGLE FAMILY DETACHED

This property currently does not lie within a special flood hazard area per FEMA Panel(s) 47037C0425J eff. 2/25/2022 and 47149C0020J eff. 10/16/2008

LEGEND

X LOT NUMBER

MINIMUM BUILDING SETBACKS WILL BE CONSISTENT WITH R-2

ZONING:

FRONT 35
SIDE 10
REAR 20

JENKINS-DAVIS VERONIC L
BOOK 1645
PAGE 3988

EXISTING ZONING R-1

ELDER WILLIAM E ETUX
PATICIA T
BOOK 555
PAGE 143
EXISTING
ZONING R-1

ELDER WILLIAM E ETUX GLENDEL A
BOOK 655
PAGE 1457
EXISTING ZONING R-1

ZEKRY AHMED H
BOOK 220
PAGE 2699

EXISTING ZONING R-1

GAMBILL BARNET E ETUX JOYCE
BOOK 516
PAGE 522

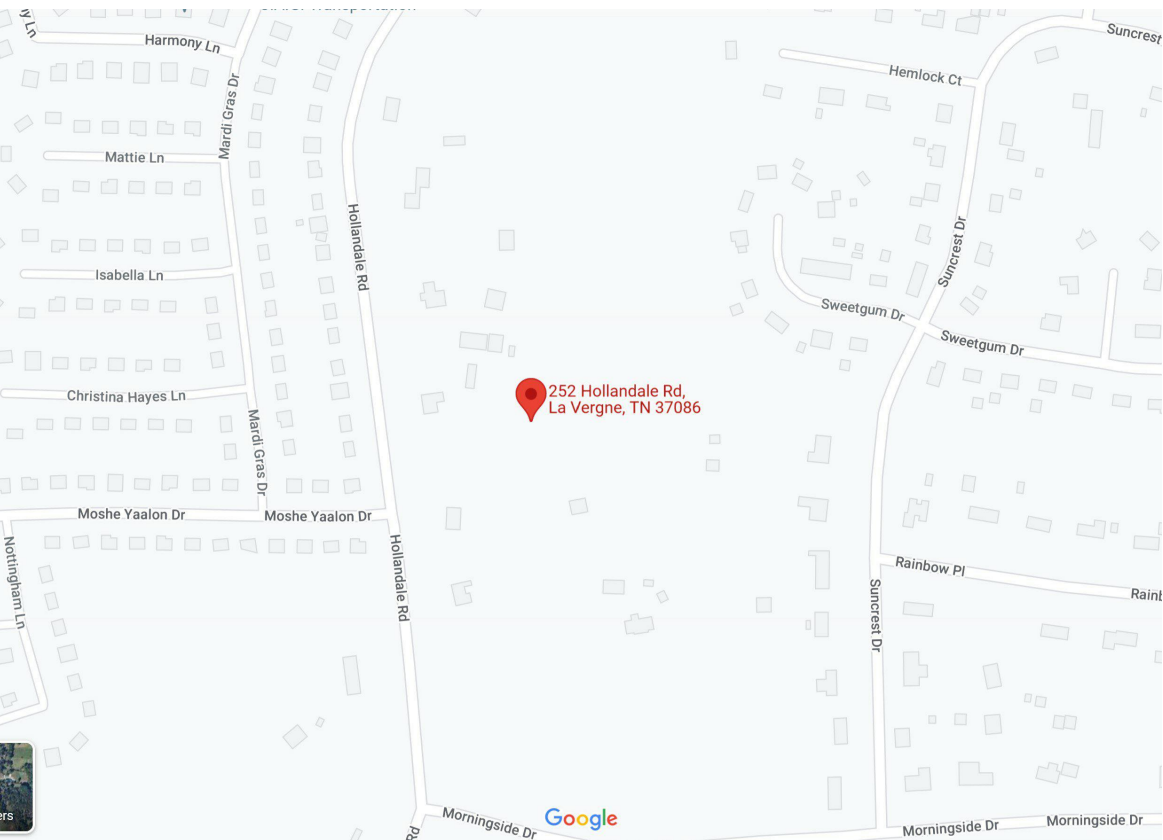
EXISTING ZONING R-1

This request to zone from R-1 to R-2 residential zoning is made based upon our expectation and desire to develop the property to a slightly more dense development than what is permitted within the current R-1 Zone.

The properties immediately adjacent to the property are zoned R-1 and also R-2 across from Hollandale Drive. The property and proposed development is gently rolling and conducive to the development of our proposed product. The overall traffic level of service will not change with our proposed density and adequate areas exists for appropriate screening and transitional areas. A public sewer extension will also be brought to our property to service the development aiding in infrastructure improvements for the city. Water service is available. A stormwater detention and water quality pond will be included in the design the property overall flows well.

Current property conditions are single family residential with all existing structures to remain on our proposed design. Adjoining property conditions are single family residential.

MINIMUM BUILDING SETBACKS WILL BE CONSISTENT WITH R-2
ZONING



LOCATION MAP - NOT TO SCALE

MAP PROVIDED BY GOOGLE

PRELIMINARY
NOT FOR
CONSTRUCTION

252 HOLLANDALE ROAD
SITE DEVELOPMENT PLAN
CITY OF LAVERGNE, RUTHERFORD COUNTY TENNESSEE
PROPOSED LAYOUT PLAN

REVISIONS

DESIGNED BY: J. GRAY

DRAWN BY: J. GRAY

APPROVED BY: J. GRAY

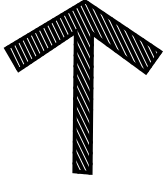
SCALE: AS NOTED

DATE: FEBRUARY 25, 2022

JOB NO. WK. ORDER
20-115 001

SHEET NO.

EX1



IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW





Request: 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) Zoning District. Property owned by FHMY Realty Investors, LLC

Reviewed By: Bo Logan, City Planner
Gary Lide P.E., City Engineer

Summary

On behalf of their client, Huddleston-Steele is requesting site plan approval for a proposed retail facility on Murfreesboro Road. This lot is proposed to have a new building comprised of 11,550 square feet. This parcel is contained within the Murfreesboro Road Overlay Streetscape District and must adhere to the applicable overlay provisions. Color elevations need to be provided, as well as a materials board.

Technical Items, Per Section 3-110.A of the City of La Vergne Zoning Ordinance

1. (Sheet 1 of 9) The two 60' deceleration lanes have been removed and replaced with a left turn lane from the northbound lane of Murfreesboro Road into the eastern driveway access of the site. Please provide the reasoning for this change.

Other Concerns

- 1.

***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.

5450 Murfreesboro Rd

MURFREESBORO RD

MURFREESBORO RD

NEAL BLVD

PYBURN ST

MESSINA CT



5450 Murfreesboro Rd



5450 Murfreesboro Rd



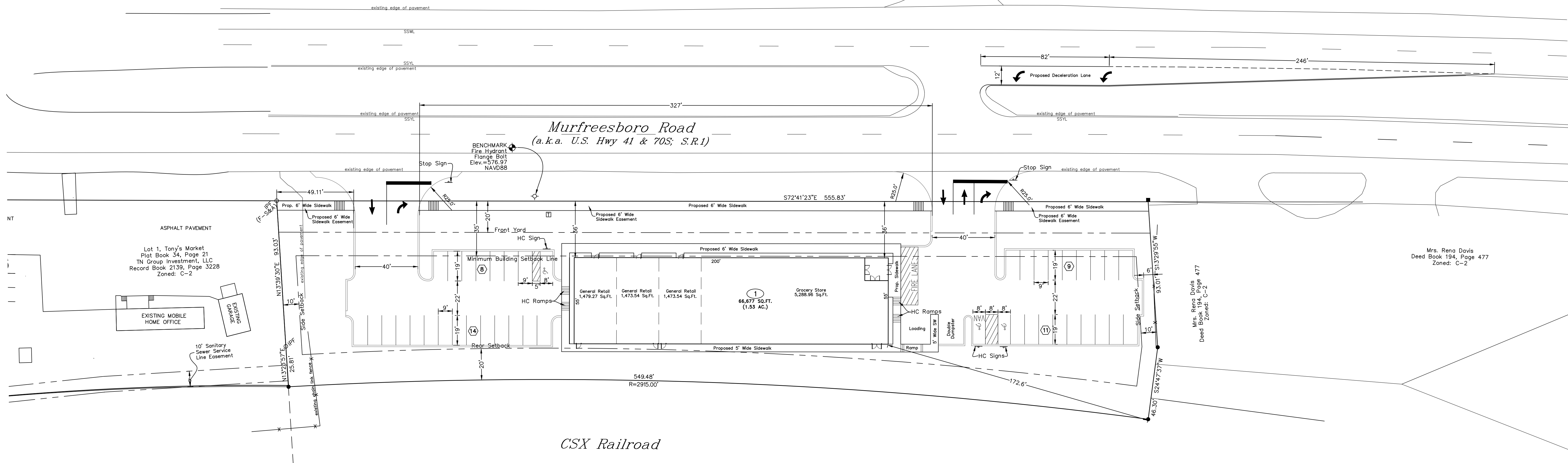
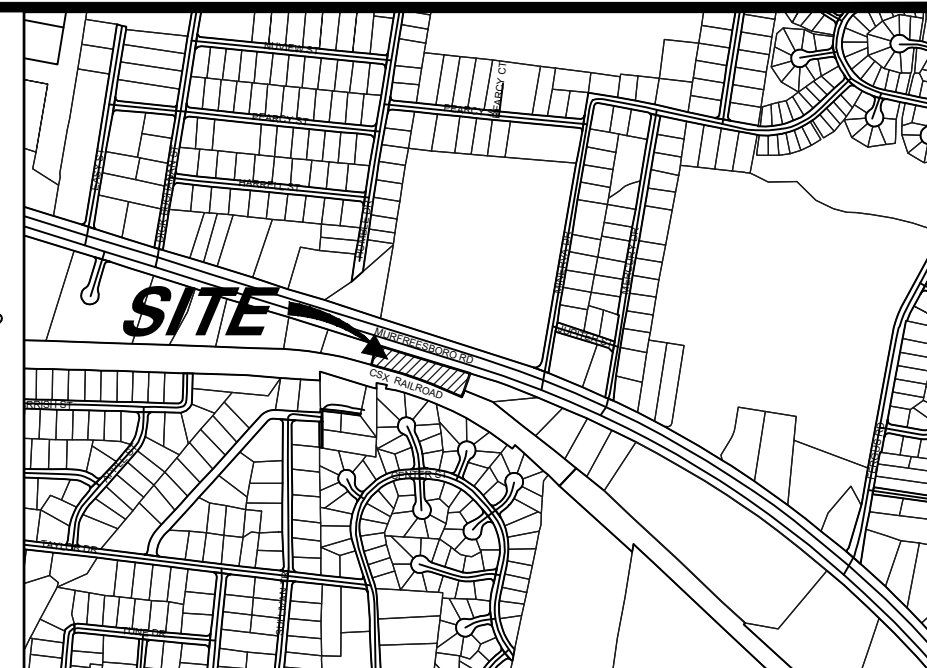


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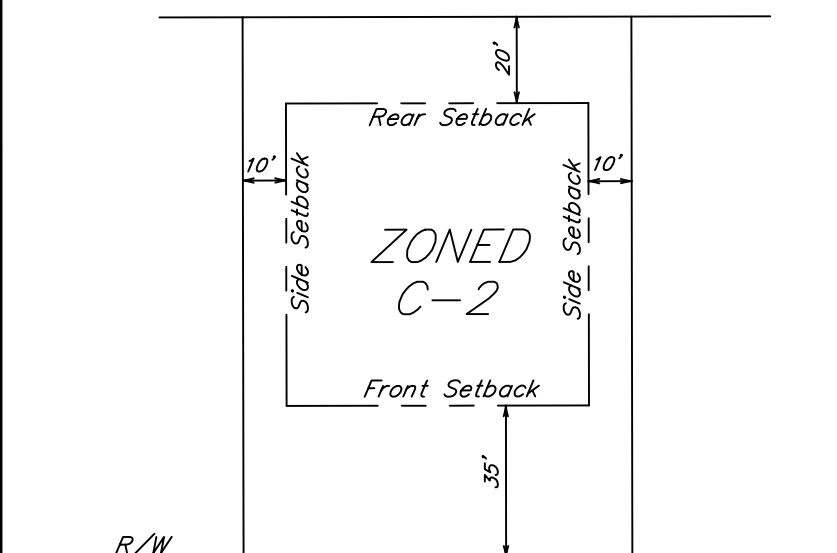
Ø	POWER POLE
○	EXISTING FIRE HYDRANT
●	PROPOSED FIRE HYDRANT
△	REDUCER
WV	WATER VALVE
▲	CONCRETE THRUST BLOCK
—W—	EXISTING WATER LINE
—W—	PROPOSED WATER LINE
—S—	EXISTING SANITARY SEWER LINE
—S—	PROPOSED SANITARY SEWER LINE
○	EXISTING MANHOLE
●	PROPOSED MANHOLE
—00—	EXISTING CONTOURS
—00—	PROPOSED CONTOURS
GM	GAS METER
—G—	EXISTING GAS LINE
—G—	PROPOSED GAS LINE
—UE—	PROPOSED UNDERGROUND ELECTRIC LINE
—D—	PROPOSED UNDERGROUND DATA LINE CONDUIT
—P—	PROPOSED UNDERGROUND PHONE LINE CONDUIT
↙	POWER POLE ANCHOR
698.7+	EXISTING SPOT ELEVATION
698.2+	PROPOSED SPOT ELEVATION
---	EXISTING STORM LINE
---	PROPOSED STORM LINE
WM	WATER METER

PLAN NOTES

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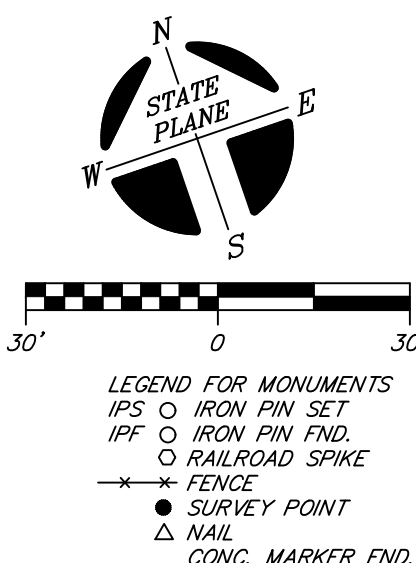


ZONING: C-2 Highway Service
FRONT SETBACK: 35'
SIDE SETBACK: 10'
REAR SETBACK: 20'
FRONT YARD: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

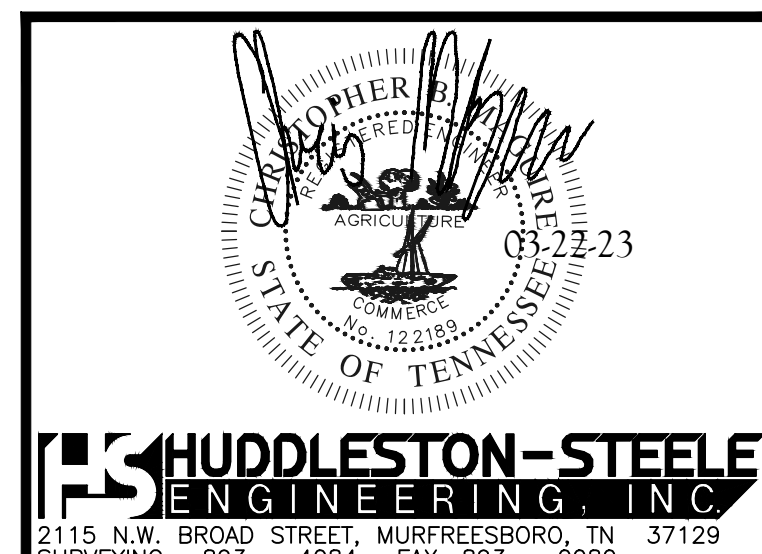
SITE DATA CHART	
LOT:	
LOT SIZE (S.F.):	66,677
FLOOR AREA RATIO:	0.17
SQUARE FOOTAGE OF PROPOSED BUILDING:	10,988
SQUARE FOOTAGE FOR USE:	
GENERAL RETAIL	4,426
GROCERY	6,562
PROPOSED USE: RETAIL/GROCERY	
PARKING REQUIRED:	
Retail: 4,426 Sq.Ft. / 300 = 14.75	41
Grocery: 6,562 Sq.Ft. / 250 = 26.25	
PARKING PROVIDED:	42
PROPOSED PARKING AREA (Sq.Ft.):	17,757
IMPERVIOUS SURFACE %:	50.01%
OPEN SPACE PROVIDED (Sq.Ft.):	33,331
CANOPY TREES REQUIRED (3 PER ACRE):	5
CANOPY TREES PROVIDED:	13
UNDERSTORY TREES REQUIRED (3 PER ACRE):	5
UNDERSTORY TREES PROVIDED:	9
SHRUBS REQUIRED (15 PER ACRE):	23
SHRUBS PROVIDED:	89
IMPERVIOUS SURFACE AREA (Sq.Ft.)	33,346



OWNER: FHMY Realty Investors, LLC
Attn: Mino Nagib
ADDRESS: 6645 Sugar Valley Drive
Nashville, TN 37211

Tax Map 18-B, Group E, Parcel 3.00
Record Book 2228, Page 3984

THIS TRACT IS NOT LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470167, PANEL NO. 0020J, ZONE: X, DATED: OCTOBER 16, 2008.



DRAWING REVISIONS

NO.	DATE	DESCRIPTION
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2	02-27-23	Revised For Resubmittal to Planning
3	03-20-23	Revised Per La Vergne Workshop Comments
4	03-22-23	Revised Per La Vergne Engineering Comments

SITE PLAN

5450 Murfreesboro Road
La Vergne, TN

3rd Civil District of Rutherford County, Tennessee

Date: August, 2022

Scale: 1"=30'

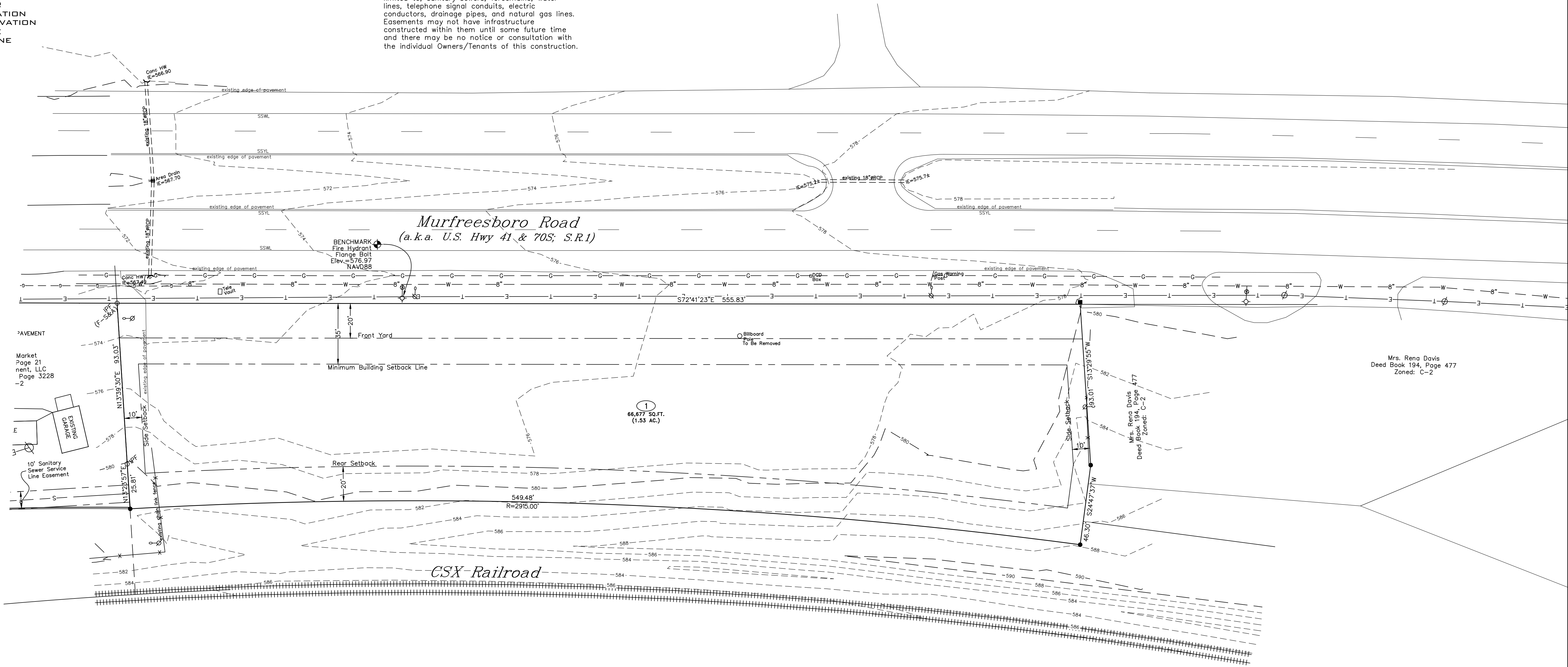
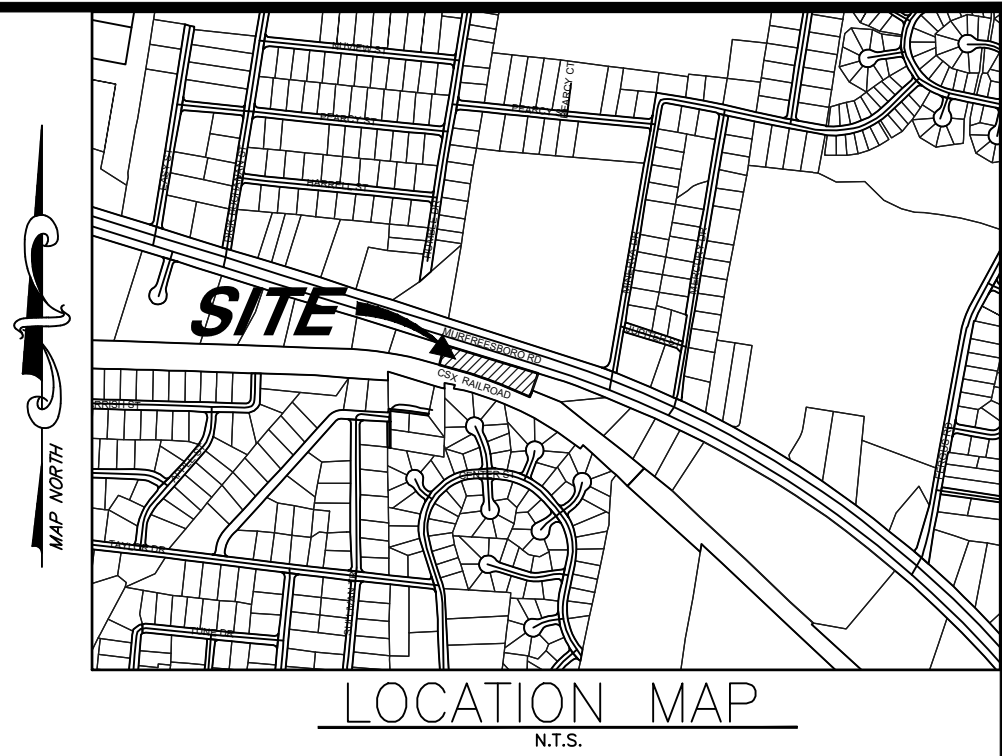
Sheet 1 of 9

LEGEND

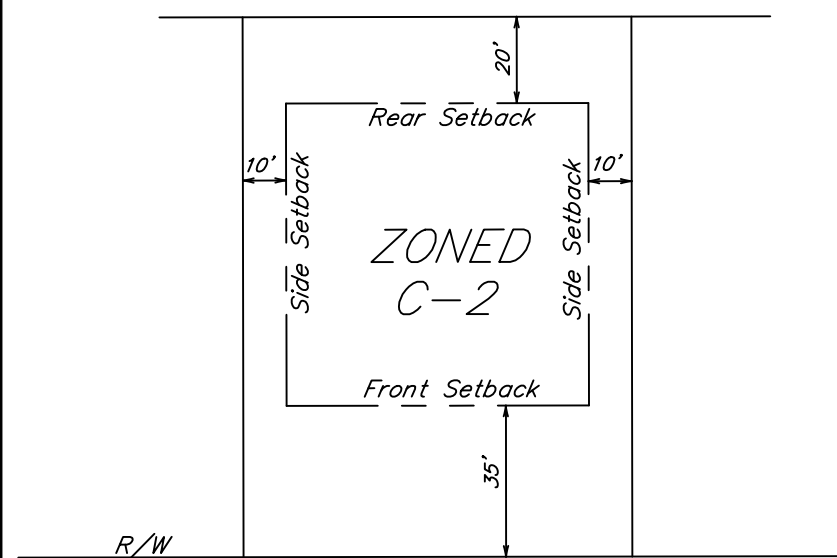
- Ø POWER POLE
-○- EXISTING FIRE HYDRANT
-●- PROPOSED FIRE HYDRANT
-△- REDUCER
-▽- WATER VALVE
-▲- CONCRETE THRUST BLOCK
-W- EXISTING WATER LINE
-W- PROPOSED WATER LINE
-S- EXISTING SANITARY SEWER LINE
-S- PROPOSED SANITARY SEWER LINE
-○- EXISTING MANHOLE
-○- PROPOSED MANHOLE
-○○- EXISTING CONTOURS
-○○- PROPOSED CONTOURS
-GM- GAS METER
-G- EXISTING GAS LINE
-G- PROPOSED GAS LINE
-UE- PROPOSED UNDERGROUND ELECTRIC LINE
-D- PROPOSED UNDERGROUND DATA LINE CONDUIT
-P- PROPOSED UNDERGROUND PHONE LINE CONDUIT
✓ POWER POLE ANCHOR
+ EXISTING SPOT ELEVATION
+ PROPOSED SPOT ELEVATION
--- EXISTING STORM LINE
--- PROPOSED STORM LINE
WATER METER

PLAN NOTES

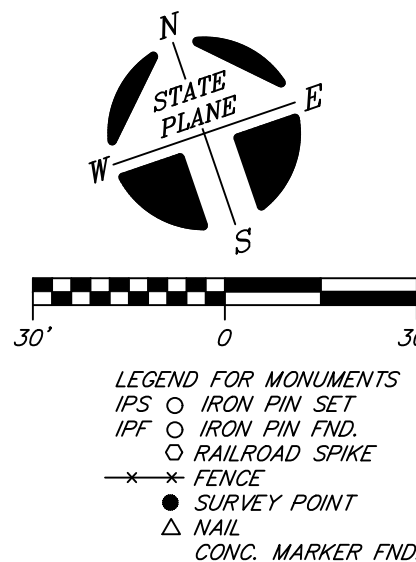
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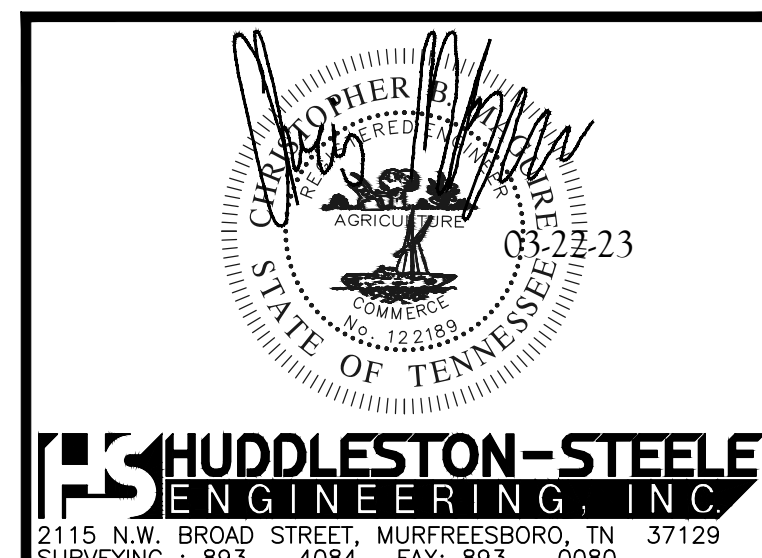
ZONING: C-2 Highway Service
FRONT SETBACK: 35'
SIDE SETBACK: 10'
REAR SETBACK: 20'
FRONT YARD: 20'



TYPICAL BUILDING SETBACK DETAIL



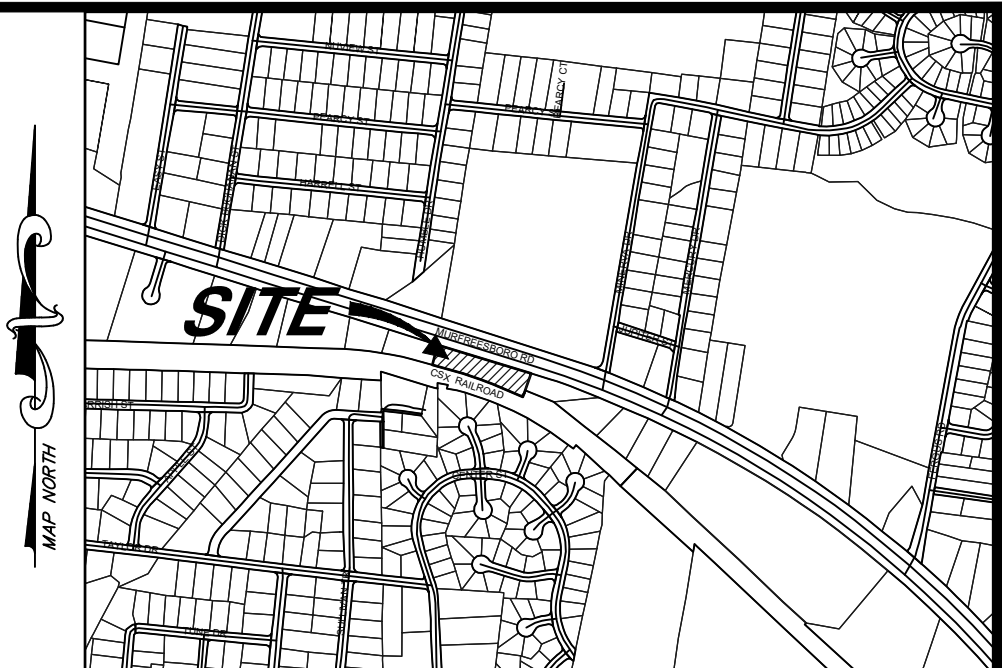
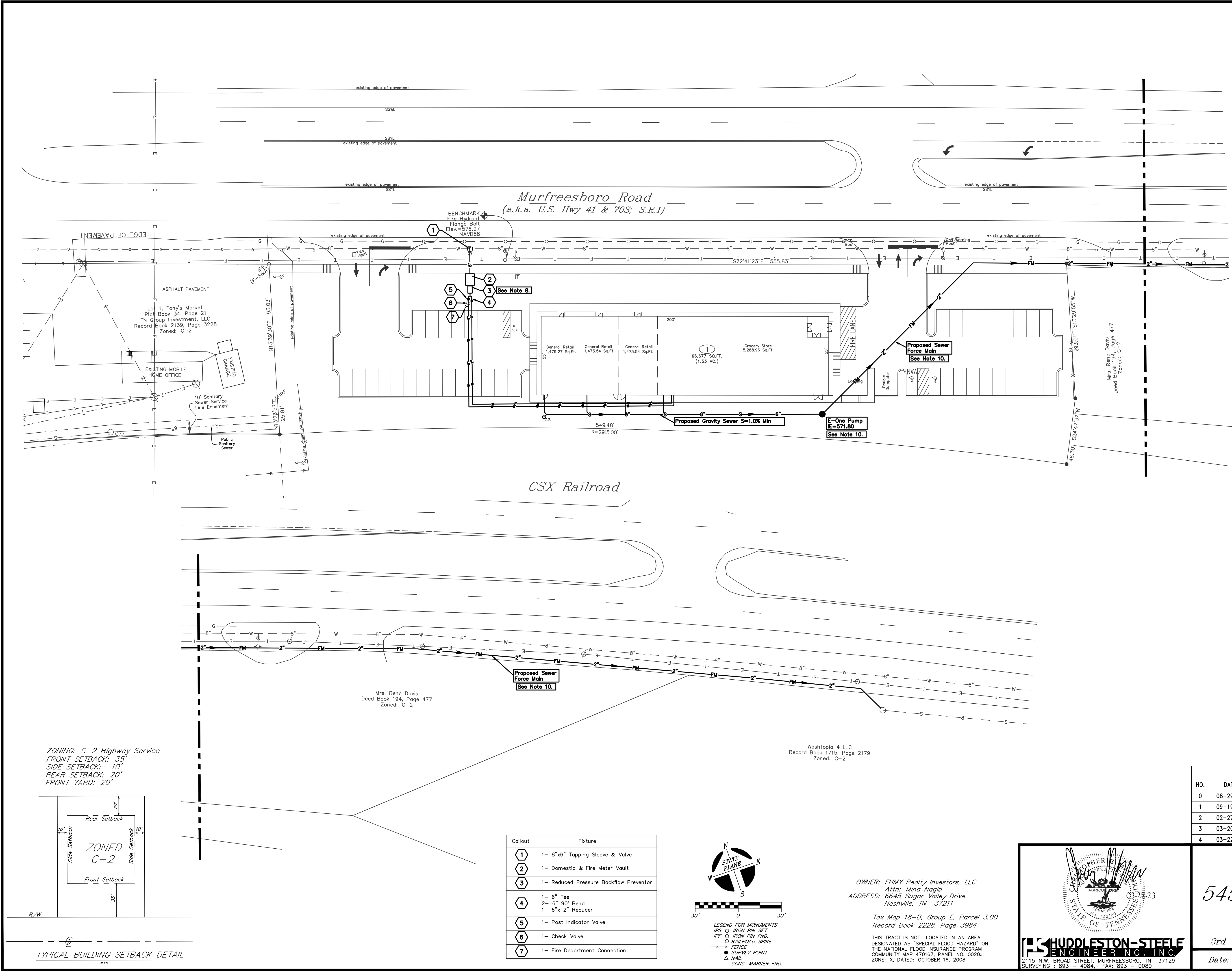
OWNER: FHMY Realty Investors, LLC
Attn: Mina Nagib
ADDRESS: 6645 Sugar Valley Drive
Nashville, TN 37211
Tax Map 18-B, Group E, Parcel 3.00
Record Book 2228, Page 3984
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EXISTING CONDITIONS
5450 Murfreesboro Road
La Vergne, TN

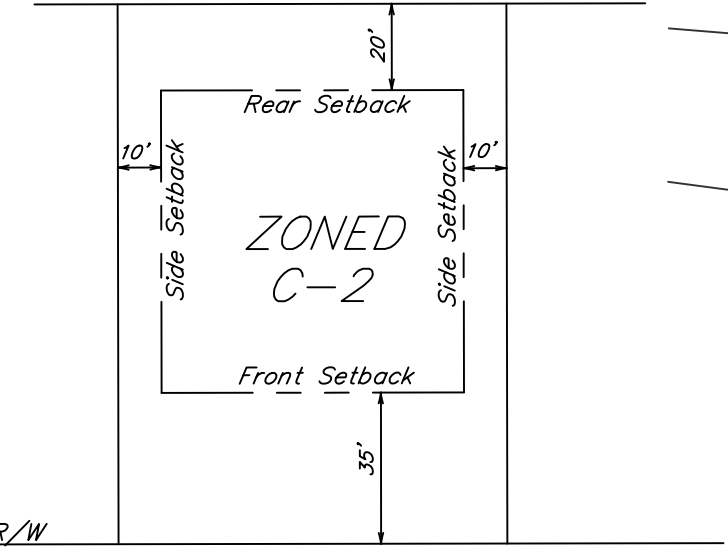
3rd Civil District of Rutherford County, Tennessee
Date: August, 2022 Scale: 1"=30' Sheet 2 of 9



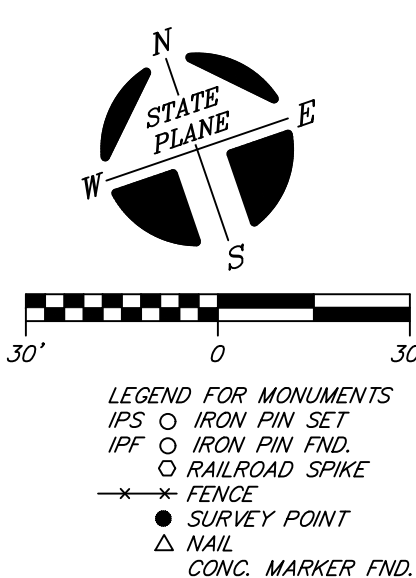
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FRONT SETBACK: 35'
SIDE SETBACK: 10'
REAR SETBACK: 20'
FRONT YARD: 20'



Callout	Fixture
1	1- 8"x6" Tapping Sleeve & Valve
2	1- Domestic & Fire Meter Vault
3	1- Reduced Pressure Backflow Preventor
4	1- 6" Tee 2- 6" 90° Bend 1- 6"x 2" Reducer
5	1- Post Indicator Valve
6	1- Check Valve
7	1- Fire Department Connection



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UTILITY PLAN

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La Vergne, TN

3rd Civil District of Rutherford County, Tennessee

Date: August, 2022

Scale: 1"=30'

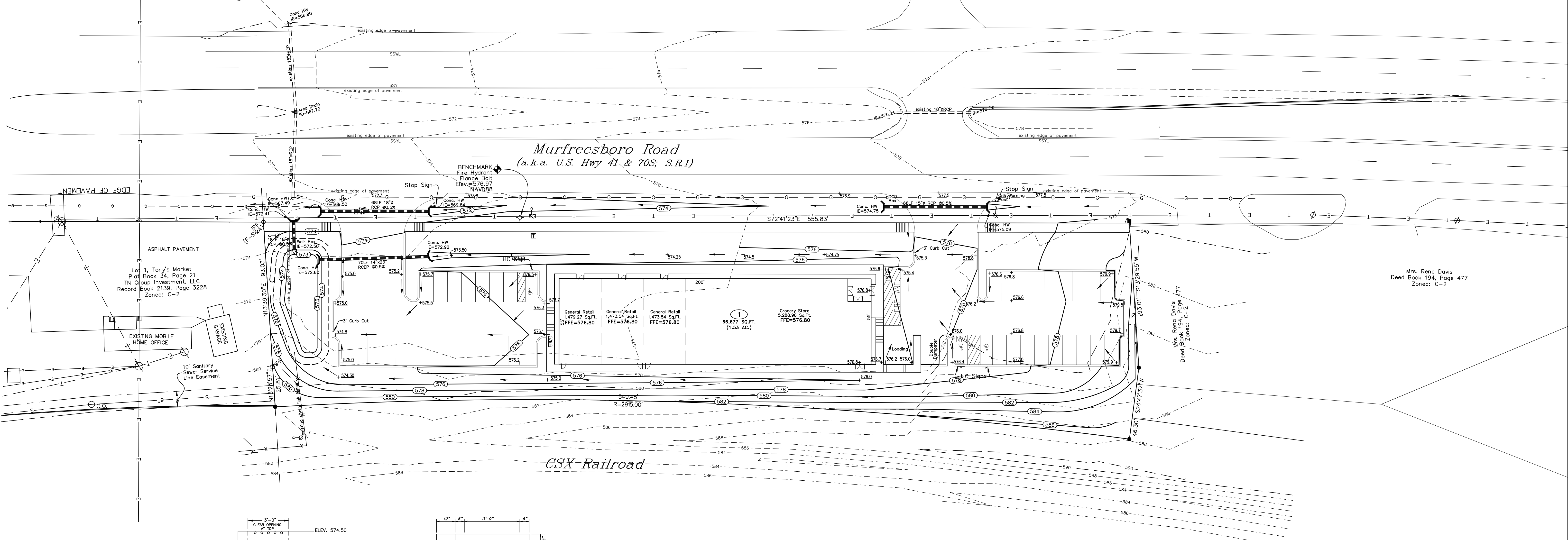
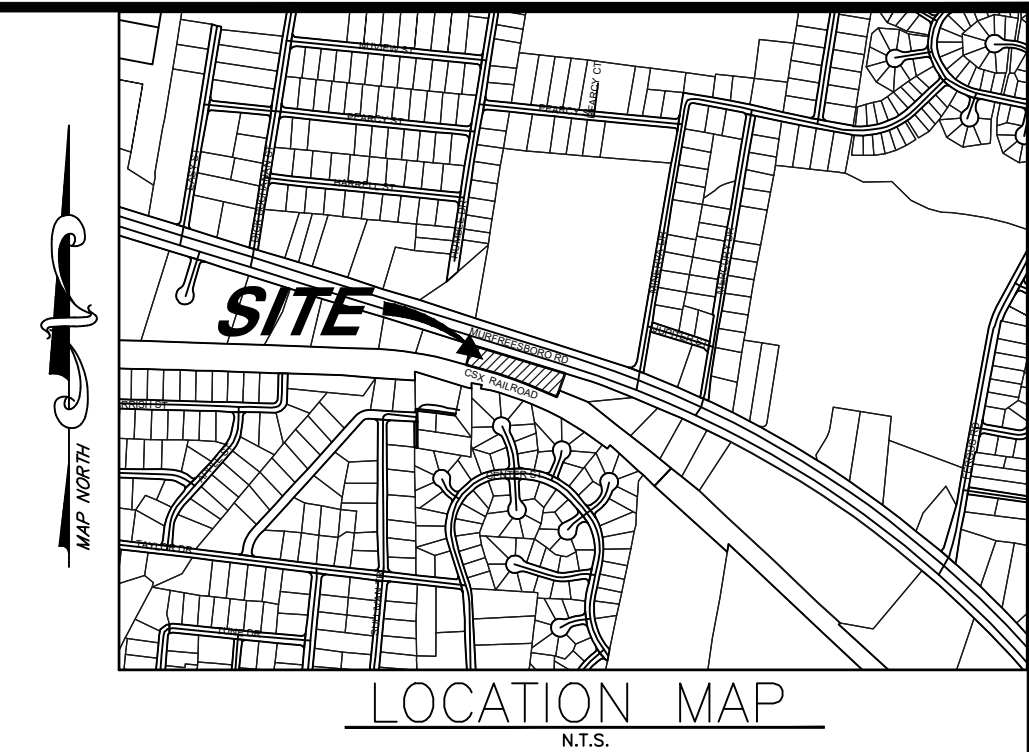
Sheet 3 of 9

LEGEND

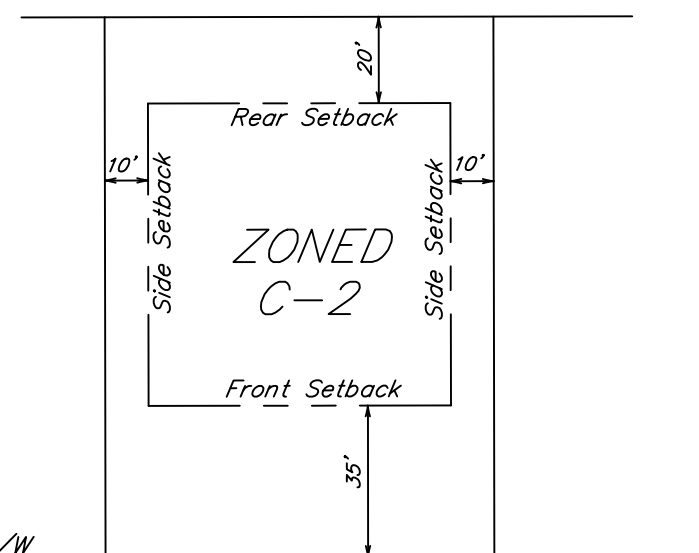
Ø	POWER POLE
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PLAN NOTES

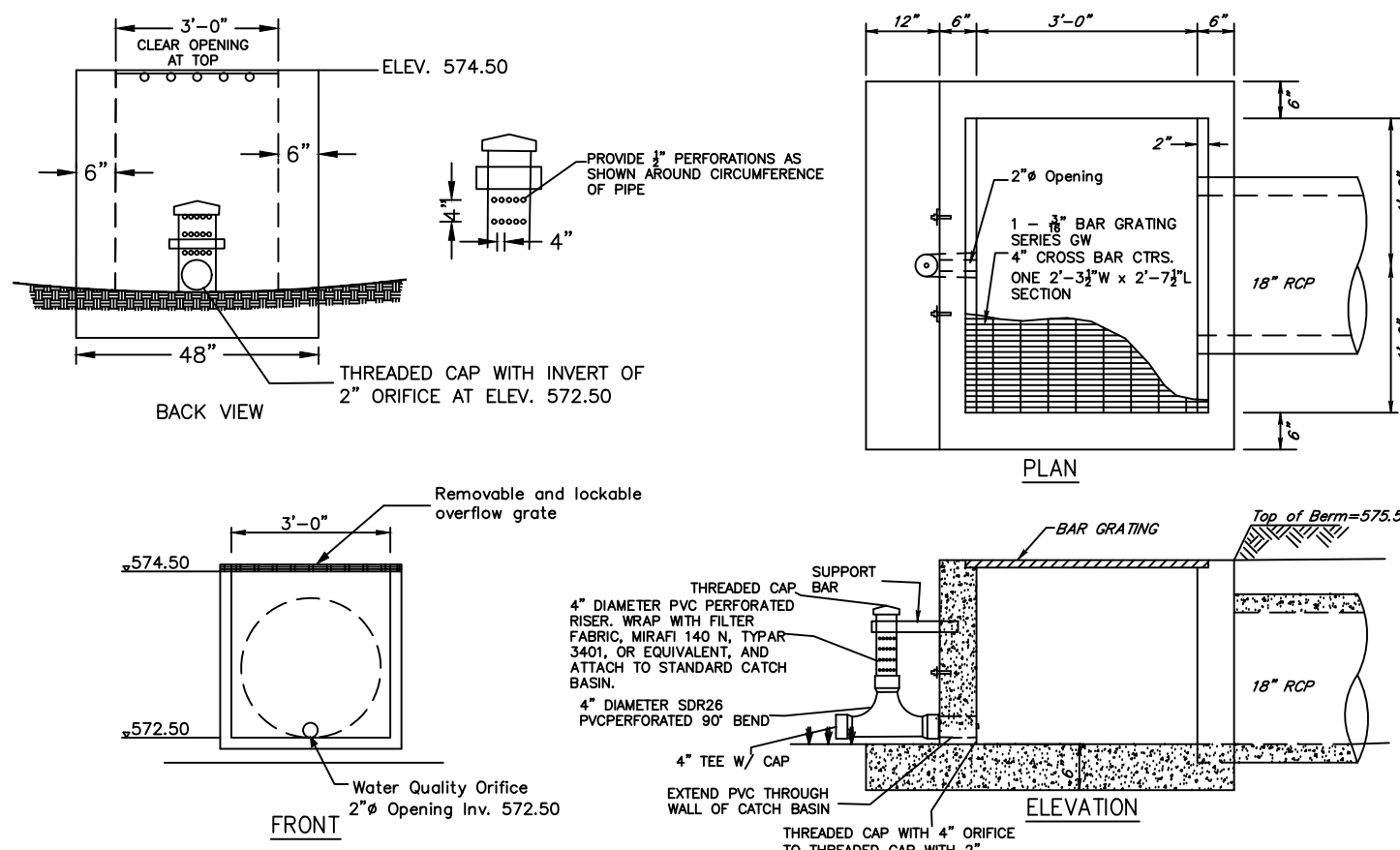
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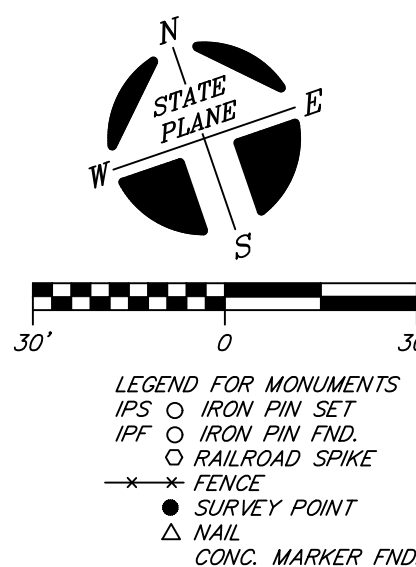
ZONING: C-2 Highway Service
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REAR SETBACK: 20'
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TYPICAL BUILDING SETBACK DETAIL

DETENTION OUTLET
STRUCTURE DETAIL

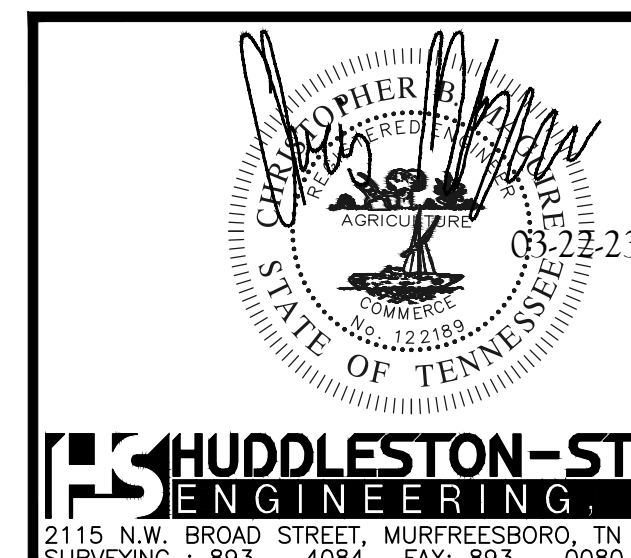
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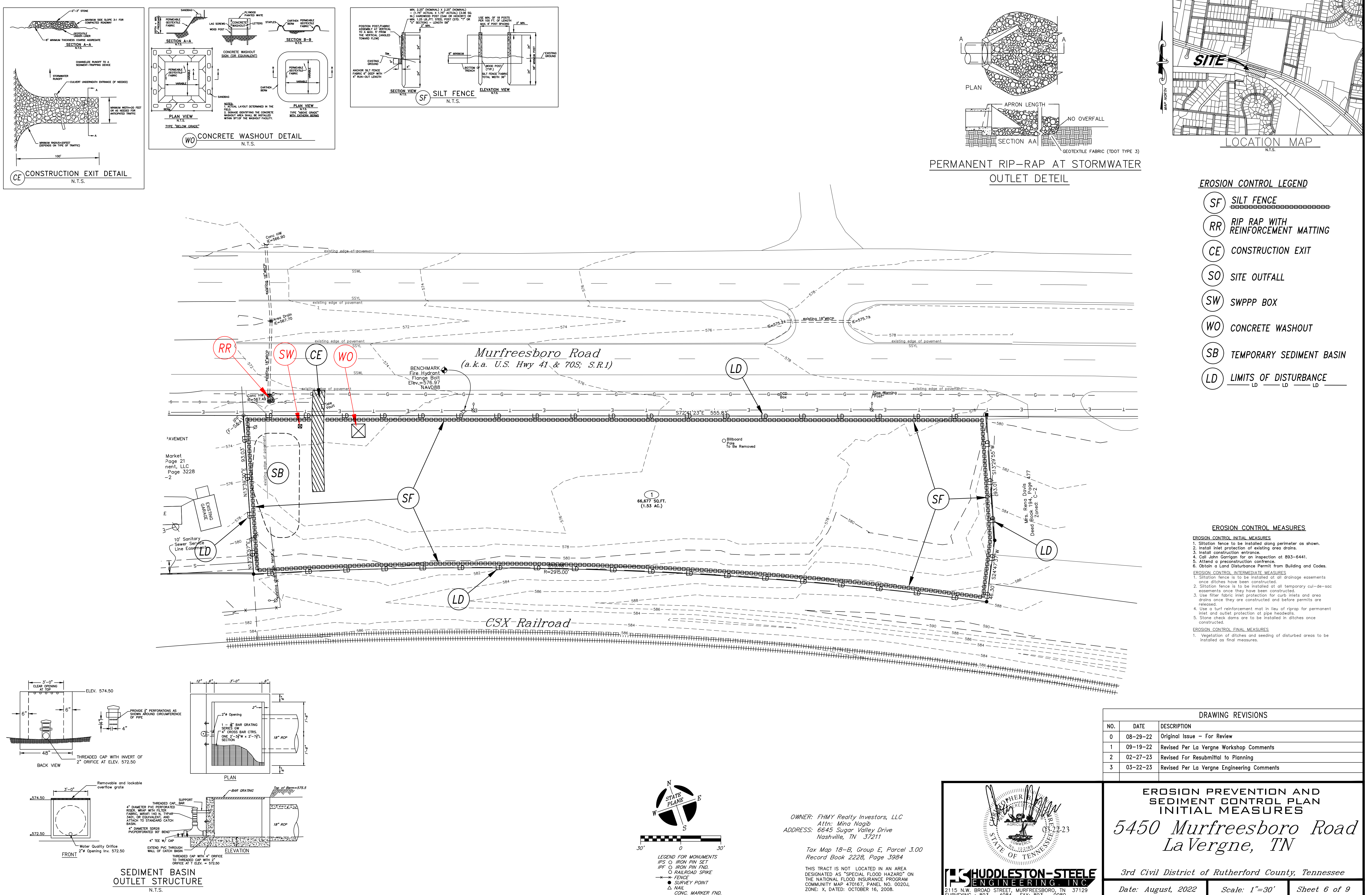
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GRADING & DRAINAGE PLAN
5450 Murfreesboro Road
La Vergne, TN

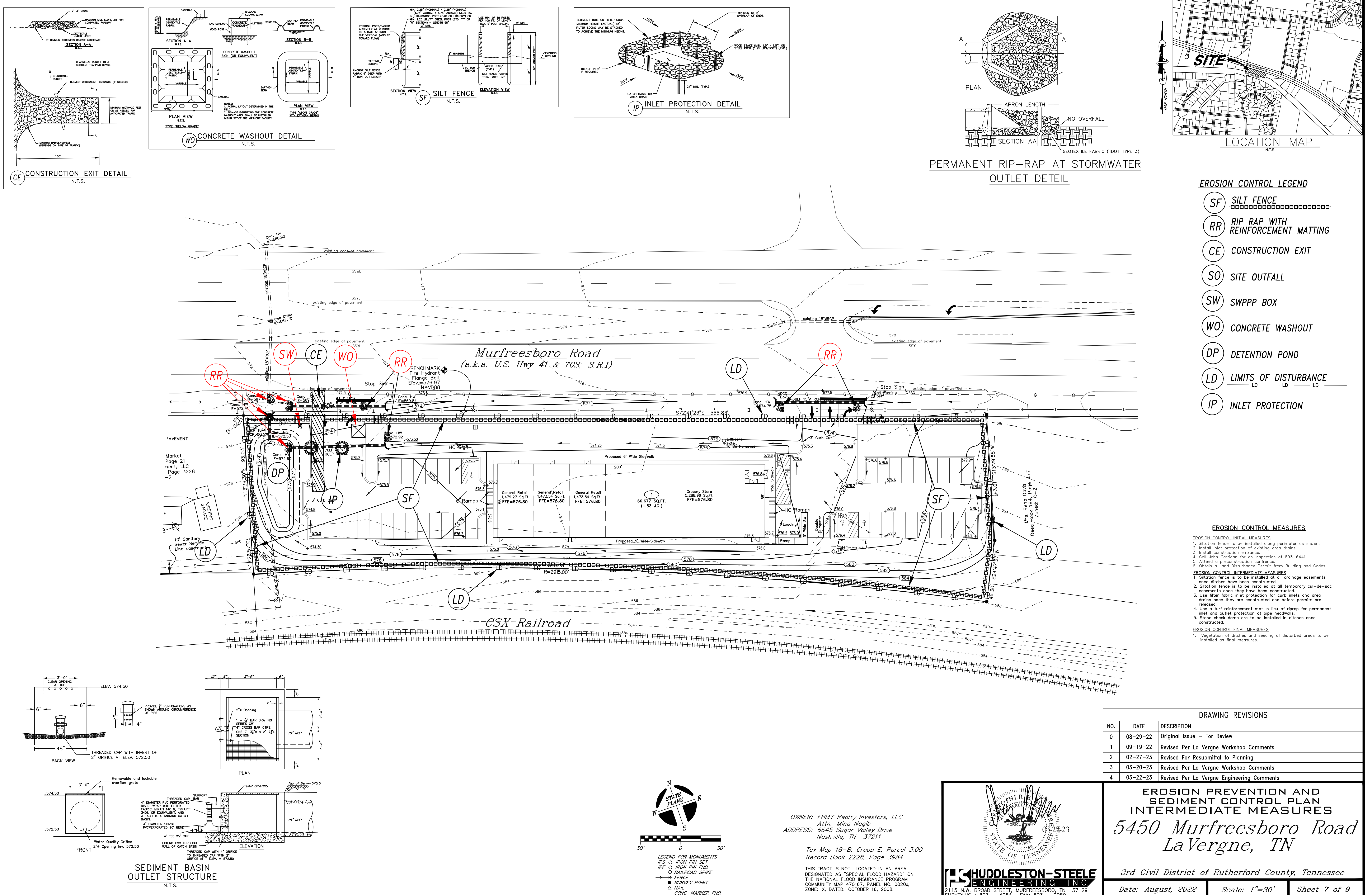
3rd Civil District of Rutherford County, Tennessee

Date: August, 2022 Scale: 1"=30' Sheet 4 of 9

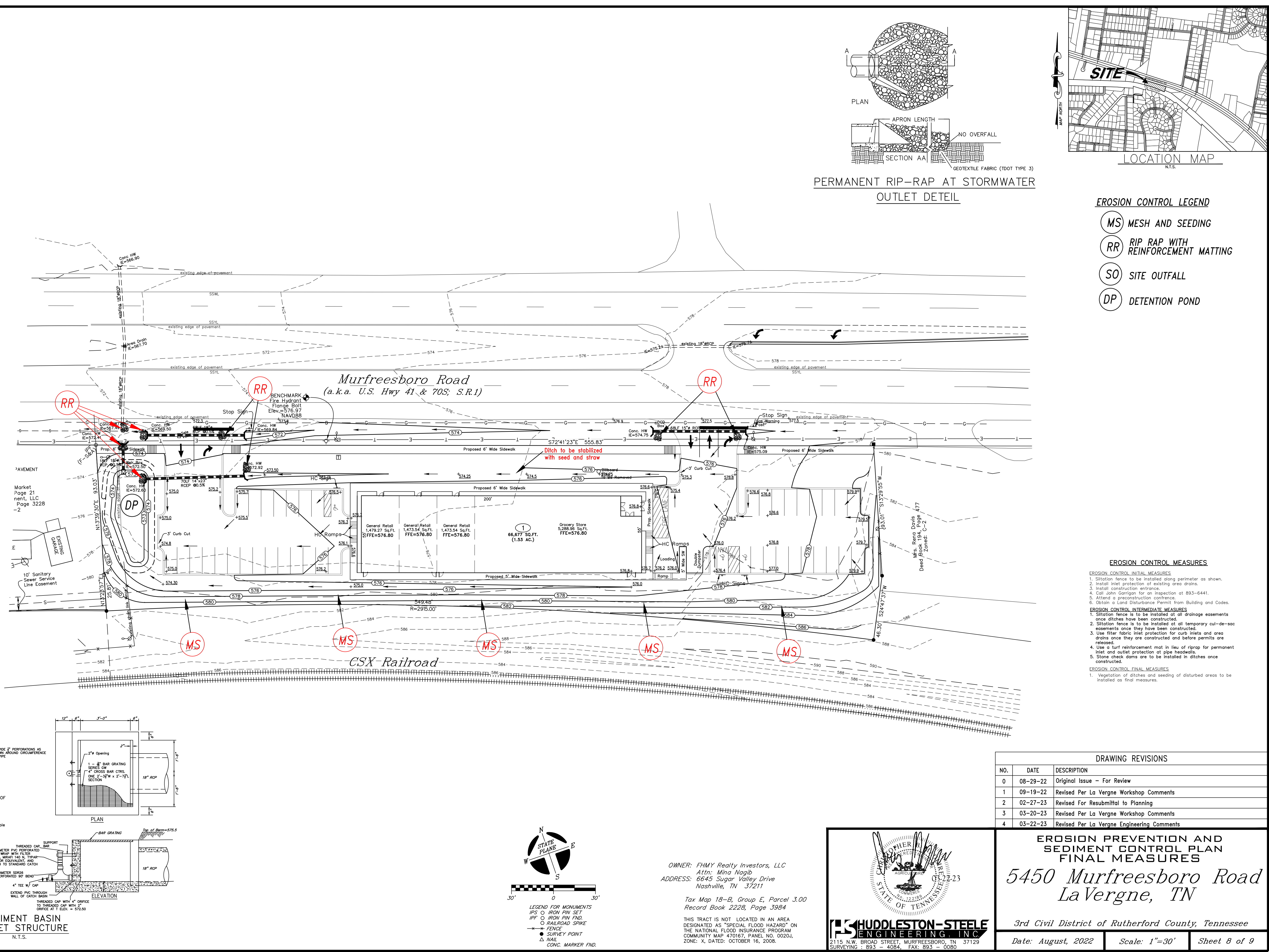
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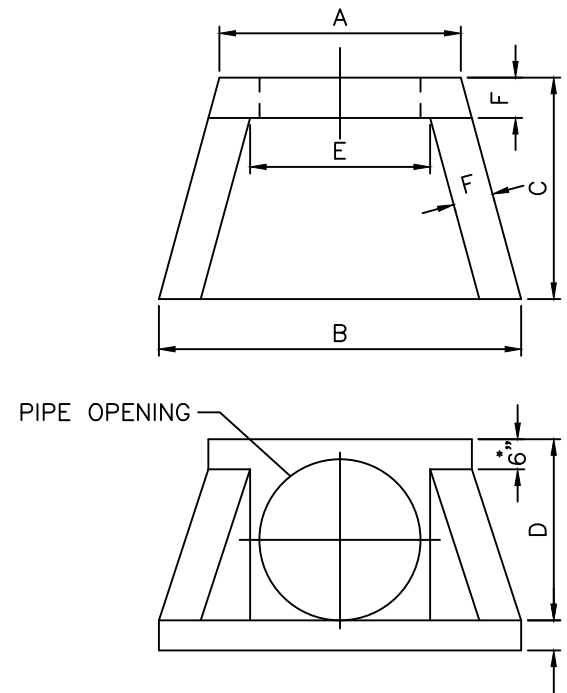
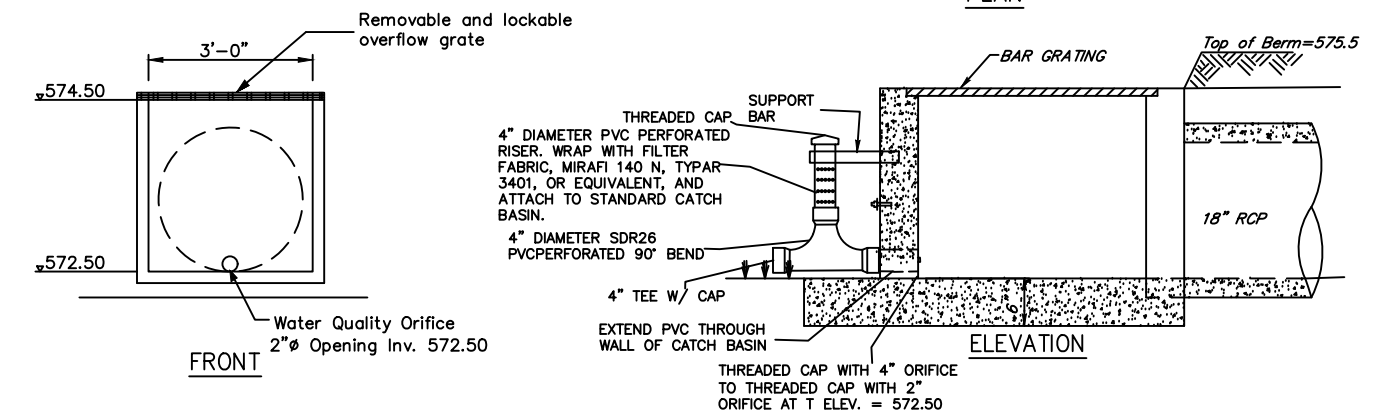
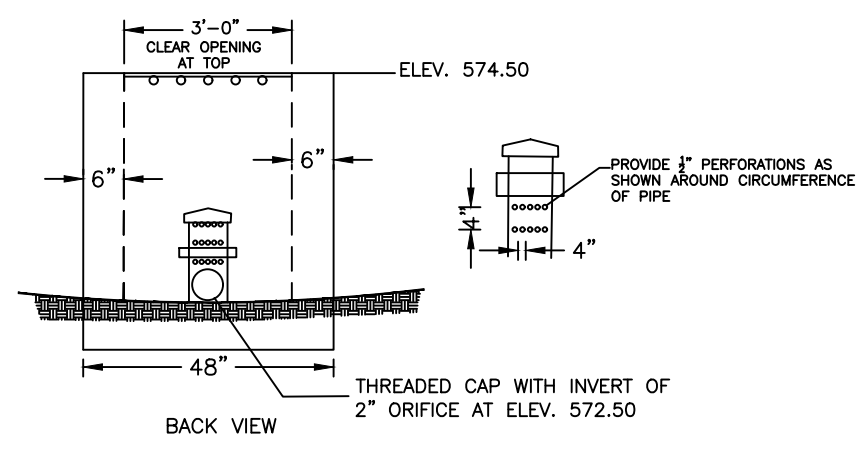
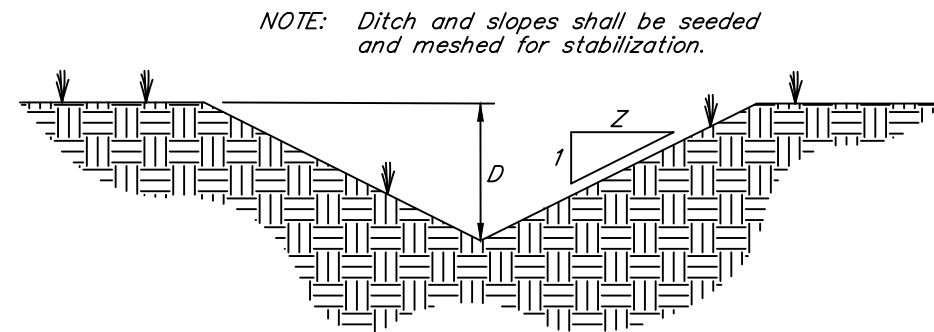
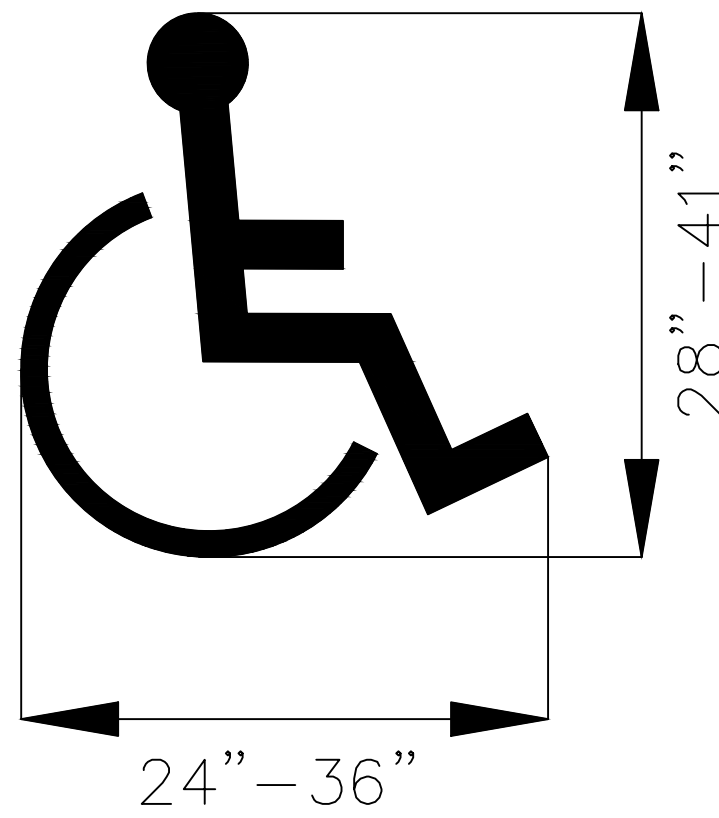
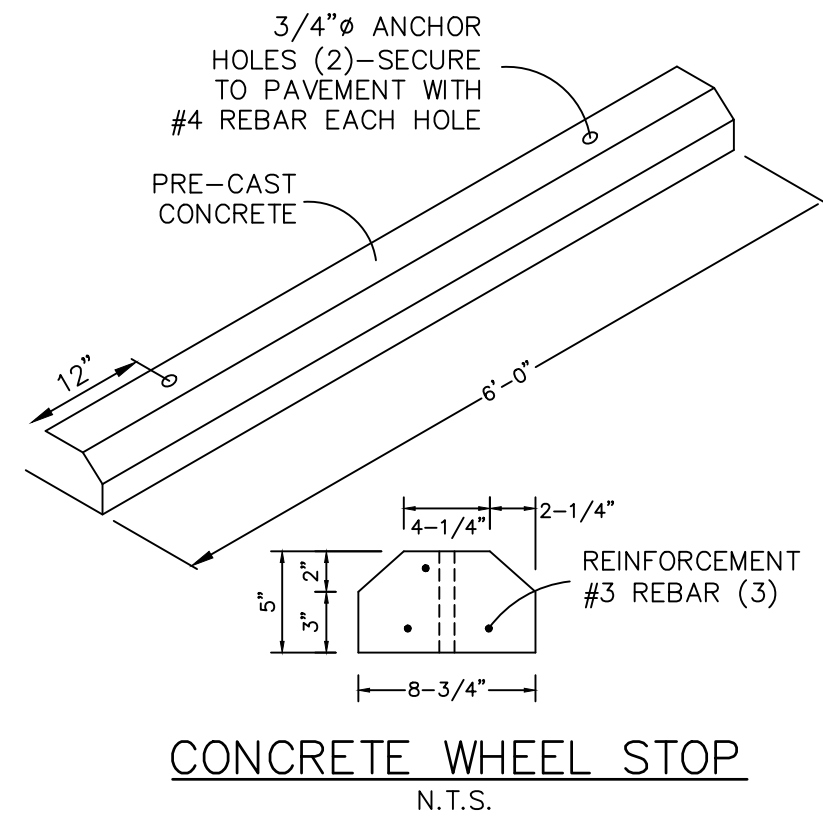
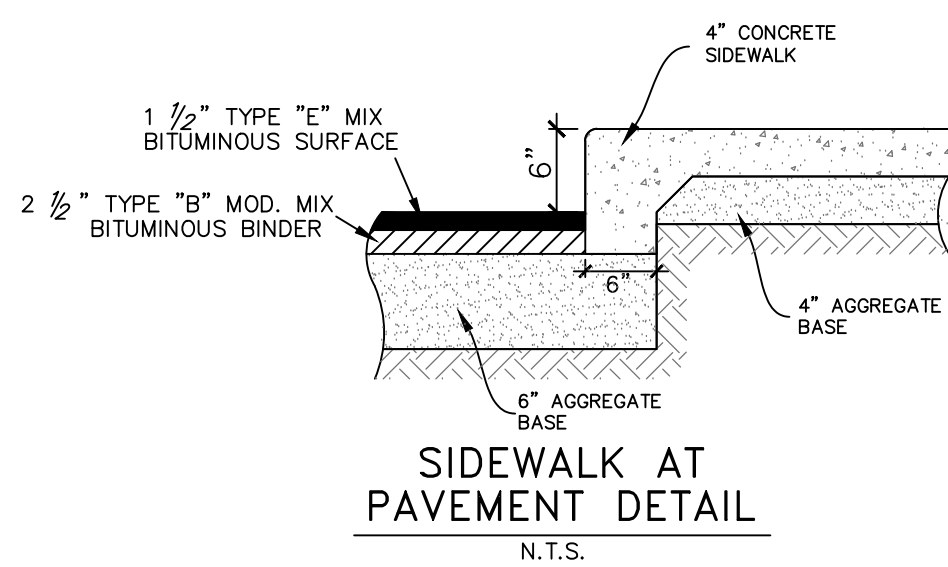
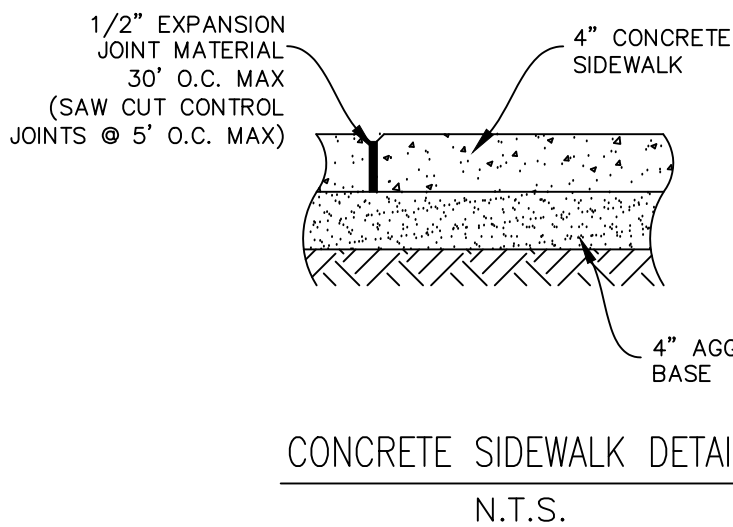
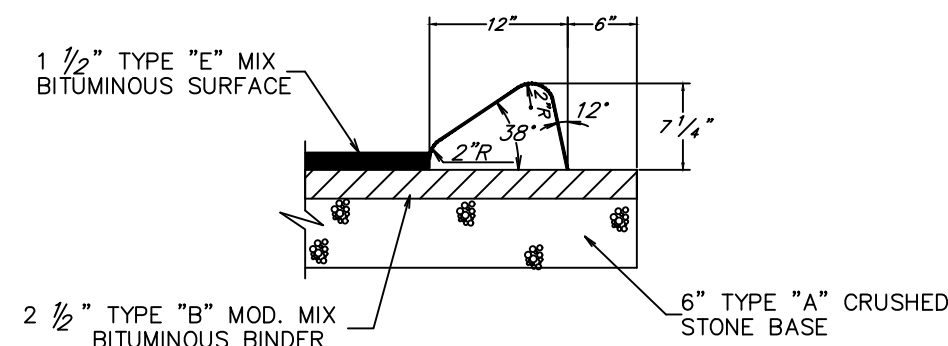
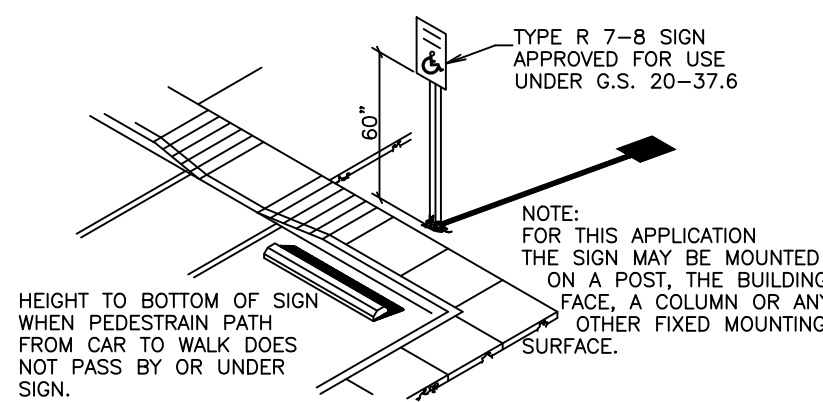
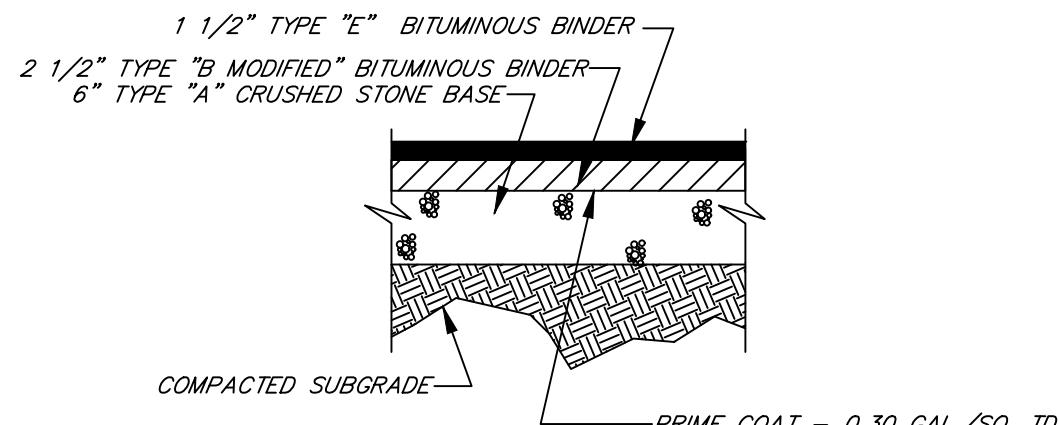


C:\Civil 3D Projects\Farner - Lavergne\DWG\Nagib Site Plan March 2023.dwg, EPSC, 3/22/2023 10:28:40 AM, ACAD204



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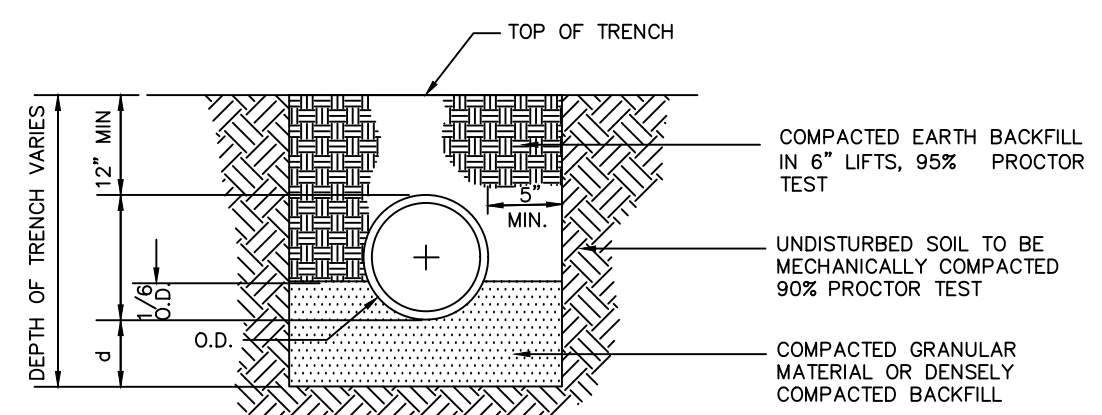




SIZE	AW	BW	CW	DW
A	32"	48"	80"	99"
B	48"	72"	102"	120"
C	30"	44"	54"	56"
D	26"	36"	60"	66"
E	24"	36"	64"	83"
F	6"	8"	8"	8"
MAX. OPENING	22"	32"	55"	75"
WT/*	1,380	3,100	8,100	11,400

General Notes:
1. Minimum Reinforcing: Wire Reinforcement 4x4 W7x7
2. F'c - 4,500 PSI.
3. F'y - 60 KSI.

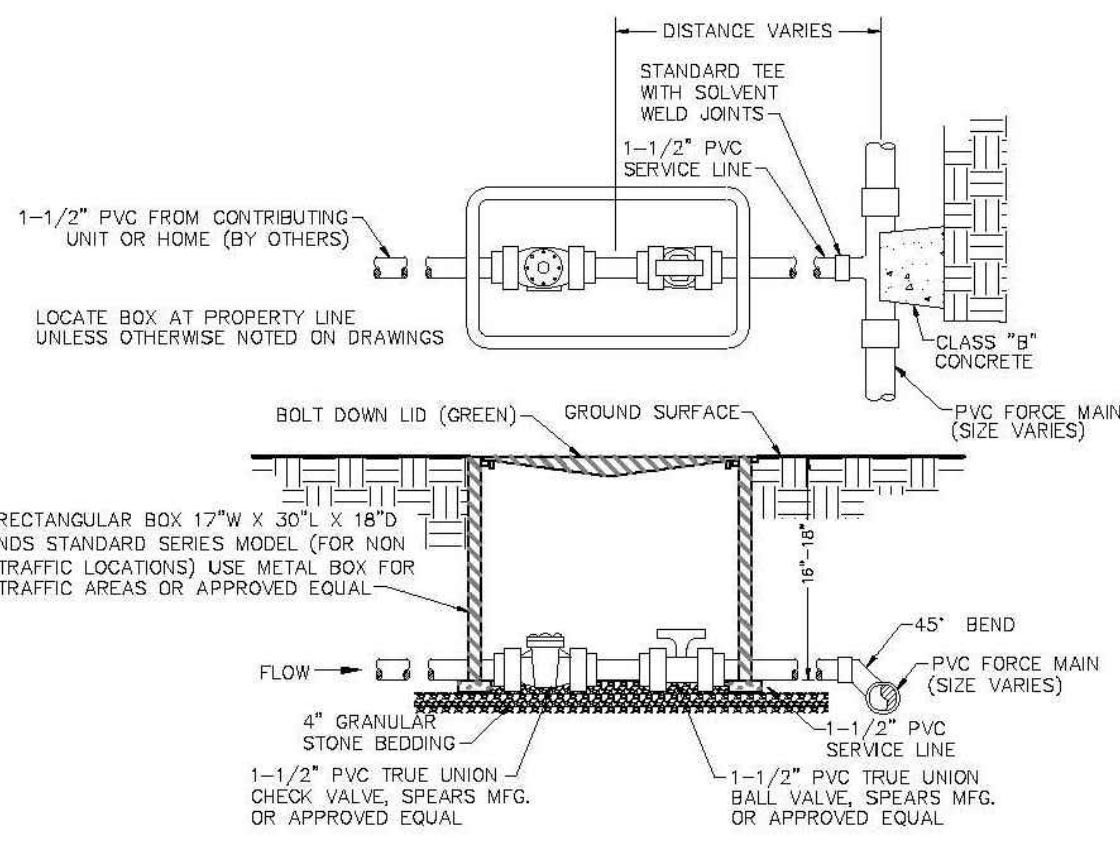
CONCRETE HEADWALL DETAIL
N.T.S.



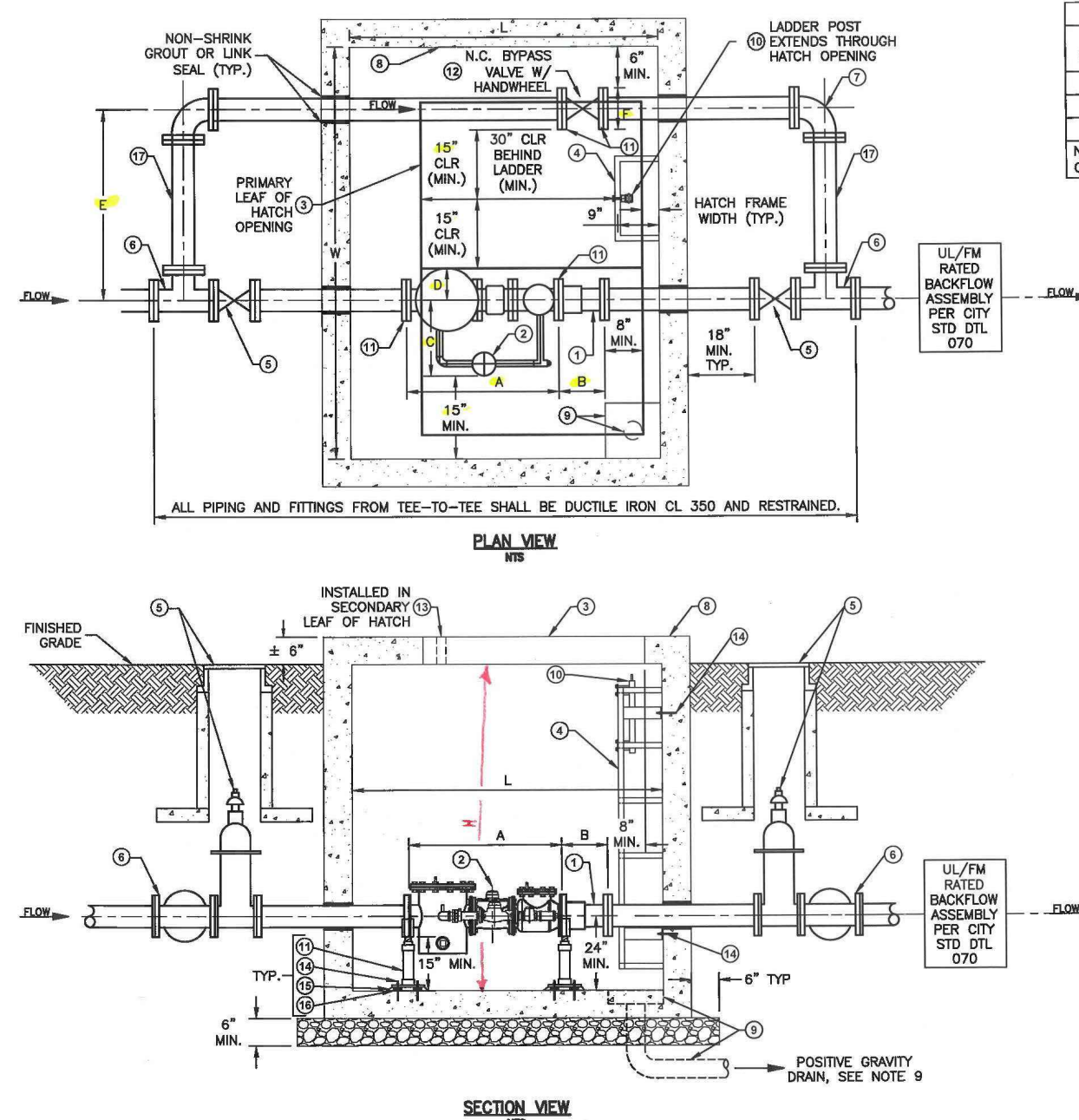
NOTES:
1. WHEN PIPE IS TO BE PLACED IN A FILL SECTION THE COMPACTED FILL SHALL BE PLACED A MIN. OF 12" ABOVE THE PIPE ELEVATION BEFORE THE TRENCH IS EXCAVATED.
2. SUBGRADES SHOULD BE EXCAVATED, IF NECESSARY, SO A UNIFORM FOUNDATION FREE OF PROTRUDING ROCKS MAY BE PROVIDED.

TRENCH BEDDING FOR STORM DRAIN CMP & RCP ONLY
N.T.S.

DRAWING REVISIONS		
NO.	DATE	DESCRIPTION
0	08-29-22	Original Issue - For Review
1	09-19-22	Revised Per La Vergne Workshop Comments
2	02-27-23	Revised For Resubmittal to Planning
3	03-20-23	Revised Per La Vergne Workshop Comments
4	03-22-23	Revised Per La Vergne Engineering Comments



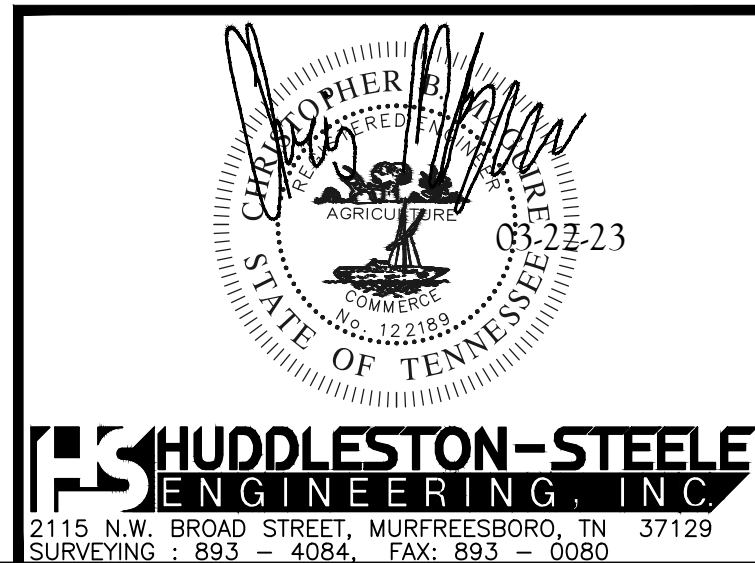
CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS



MIN. EXTERNAL DIMENSIONS (L.D.)							MIN. INTERNAL DIMENSIONS (I.D.)						
MTR SIZE	mother R.C.G. Length		mother R.C.G. Depth		mother R.C.G. Width		PRECAST VAULT			ACCESS HATCH LENGTH			
	A	B	C	D	E	F	W	L	H	WIDTH	HEIGHT		
4"	33"	9"	17"	7"	42"	9"	8"	8"	6"	72"	48"		
6"	35"	10"	25"	10"	46"	11"	8"	8"	6"	72"	48"		
8"	53"	10"	25"	10"	62"	14"	8"	7"	6"	72"	48"		

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

NOTES:
1. ROMAC RCP, OR APPROVED EQUIVALENT.
2. BADGER METER'S RECORDALL FIRE SERIES COMBINED FIRE AND DOMESTIC WATER METER ASSEMBLY, PER CITY, FUTURE COUNT AND WATER APPLICATION SHALL BE SUPPLIED TO CITY WATER METER DEPT. AND CITY SHALL DETERMINE AND SELECT THE APPROPRIATE METER SIZE AND METER TYPE.
3. ACCESS HATCH DOUBLE LEAF AL. FRAME WITH SS COMPONENTS: HALLIDAY W25, HALLIDAY H2W H20 RATED LID FOR OFF-STREET/INDIRECT TRAFFIC ASSESS. DIMENSIONS AS SHOWN, OR APPROVED EQUALS. DO NOT INSTALL IN DIRECT TRAFFIC DESIGNED FOR OFF-STREET LOCATIONS NOT SUBJECTED TO HIGH DENSITY TRAFFIC. PRIMARY LEAF OF HATCH SHALL BE POSITIONED OVER THE ACCESS LADDER OF THE VAULT.
4. ALUMINUM FIXED LADDERS RUNGERS 8" OFF VAULT WALL, 12" VERTICAL SPACING, (FIRST RUNG >7" AND < 12" FROM FLOOR), LADDER ARM STOPS 2" FROM CEILING (MINIMUM). ANCHOR LADDER EVERY 4 FEET (MIN.).
5. GATE VALVE WITH VALVE BOX PER CITY STD. DTL. G30, TYPICAL VALVE BOX SETTING INSIDE & OUTSIDE OF PAVEMENT. VALVE SHALL BE 10" (SEE DSD) x 10" (VAULT SIDE) STEEL.
6. DUCTILE IRON TEE (ANNA FLANGED TYP.) W/ BURIED SERVICE RATED GASKETS & 304 SS BOLTS, NUTS, & LOCKING WASHERS TORQUED TO ANNA SPECS FOR FLANGED FITTINGS.
7. DUCTILE IRON 90-DEGREE BEND (MECHANICAL JOINT WITH MEGALUG EA. END).
8. PRECAST CONCRETE VAULT, 5,000 PSI (DIMENSIONS AS SHOWN).
9. SUMP DRAIN: POSITIVE GRAVITY DRAIN WITH 4" SCH 40 PVC WHERE POSSIBLE, ELSE 3" DEEP SUMP, FLOOR SLOPED 2X TO DRAIN/SUMP.
10. LADDER POST TO EXTERIOR ABOVE HATCH TO FACILITATE VAULT ACCESS: BILCO LU-4, JL LP-4, OR APPROVED EQUIVALENT.
11. ADJUSTABLE PIPE SUPPORT SADDLE: ASTM 304 S.S., TRUMBULL ITEM NO. 384-583X OR ENGINEER APPROVED EQUAL WITH 2" SCH 40 EXTENSION PIPE 304 S.S. ADJUSTABLE PIPE SUPPORTS SHALL BE USED TO FIT PRECASTER ELANDED 15" CLEAR SPACE BETWEEN PIPE FLANGE AND VAULT FLOOR. VAULT CEILING HEIGHT SHALL CONSIDER RISING STEM AND YOKE GATE VALVE OPERATION HEIGHT.
12. BYPASS GATE VALVE (UL LISTED & FM APPROVED, FL-WL1) WITH HANDWHEEL OPERATOR (N.C.)
13. METER TRANSDUCER: CORE 2" HOLE IN SECONDARY LEAF OF THE HATCH FOR ATTACHING METER TRANSDUCER, AND SUFFICIENT CORD LENGTH SO HATCH LD. CAN BE OPENED.
14. (4) 5/8" REDHEAD S.S. CONCRETE ANCHOR BOLTS WITH 5/8" S.S. HEX HEAD ANCHOR NUTS AND 1/2" 5/8" HEAVY S.S. WASHERS DRILL AND MOUNT INTO CONCRETE FLOOR-SUMP WITH 3" MINIMUM EMBEDMENT IN-CONCRETE.
15. 1" THICK NON-SHRINK GROUT LEVELING COURSE.
16. 1" STAINLESS STEEL SPACER UNDER BASEPLATE.
17. PIPE SPOOL SHALL BE OF FACTORY FLANGE (NO BOLT-ON OR SCREW-ON) BY PLAIN END.
18. 4"-8" FIRE & DOMESTIC METER AND VAULT ASSEMBLY
N.T.S.
Revised January 2023
STANDARD DETAIL 023
CITY OF LA VERGNE, TENNESSEE
O & M File No. 442-55
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GRIGGS & MALONEY INCORPORATED
P.O. BOX 3904, MURFREESBORO, TN 37133-0904
(615) 895-8221 • FAX: (615) 895-0832



DETAILS

5450 Murfreesboro Road
La Vergne, TN

3rd Civil District of Rutherford County, Tennessee

Date: August, 2022

N.T.S.

Sheet 9 of 9



Request: 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.

Reviewed By: Bo Logan, City Planner

Summary

On behalf of their client, Chapdelaine & Associates is requesting a revision to this minor subdivision. The property is located off Meadowlark Lane. This plat consists of two (2) lots total. The total acreage of the two lots is approximately 5.23. The largest lot is Lot 3 at 17,467 square feet/Lot 2 at 15,137 square feet on updated plat.

A new road and infrastructure is not part of the approval. The minimum lot size for the R-1 zoning district is 15,000 square feet.

Technical Items, Per Section 3-110.A of the City of La Vergne Zoning Ordinance

1. All technical comments addressed.

Other Concerns and Notes

- 1.

***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.

Lot 48 Morningside Acres

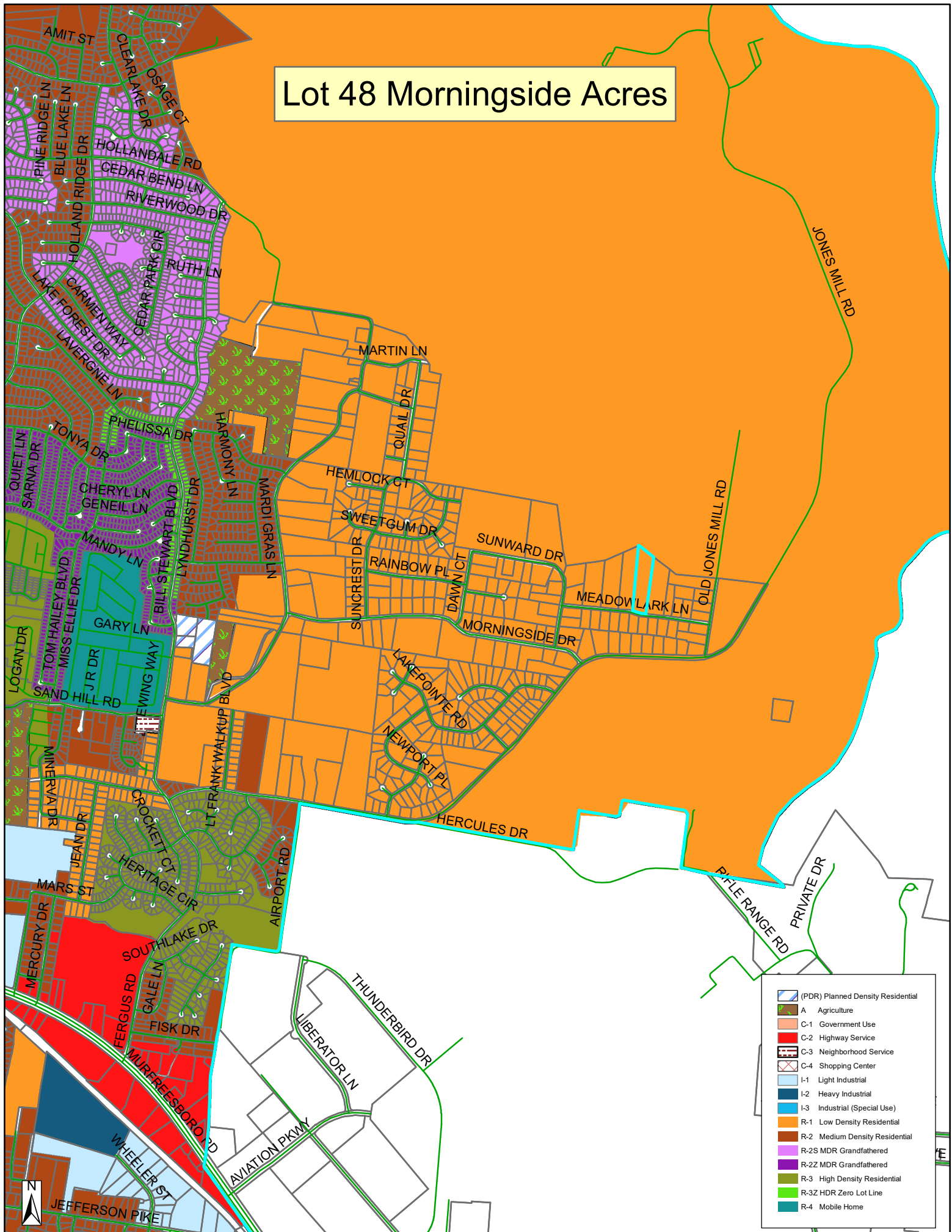


MEADOWLARK LN

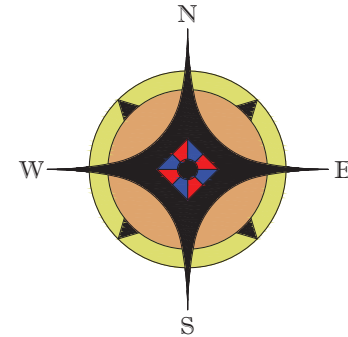
Lot 48 Morningside Acres



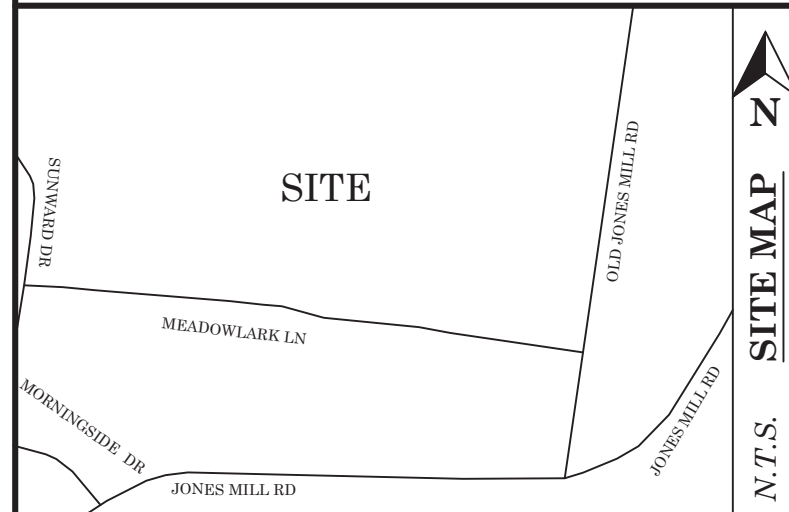
Lot 48 Morningside Acres



CHAPDELAINE
& ASSOCIATES
LAND SURVEYING



7376 WALKER ROAD,
FAIRVIEW, TENNESSEE 37062
(615) 799-8104
chapsurveyors@msn.com
Randolph L. Chapdelaine
TN R.L.S. #1444



CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- a. REAL TIME KINEMATIC & BASE SOKKIA GRX 3
b. POSITIONAL ACCURACY: 0.05 FEET
c. DATE OF SURVEY: 9/9/2022
d. DATUM / EPOCH: NAD83 (2011) EPOCH
e. PUBLISHED / FIXED CONTROL: TDOT CORS NETWORK
f. GEOID MODEL: GEOID 12B
g. COMBINED GRID FACTOR: 0.99993296

Randolph L. Chapdelaine 3/23/2023

RANDOLPH L. CHAPDELAINE, R.L.S. # 1444 DATE

JOHN R. BAMFIELD
TOOMYE T. BAMFIELD
449 MEADOWLARK LANE
DEED BOOK 218 PAGE 334 R.O.R.C.
LOT 48 OF MORNINGSIDES ACRES
SUBDIVISION
PLAT BOOK 3 PAGE 87 R.O.R.C
19th CIVIL DISTRICT OF RUTHERFORD
COUNTY, TENNESSEE
PROPERTY MAP 13H GROUP A PARCEL 34
ZONING: R-1

REVISION #	DATE

DATE: MARCH 20, 2023
DRAWN BY: NAB
JOB #: 7236
SCALE: 1" = 60'



V-1.1

FINAL SUBDIVISION PLAT
MINOR REVISION FOR LOT 48 MORNINGSIDES ACRES SUBDIVISION SECTION II

US ARMY CORPS OF ENGINEERS
J PERCY PRIEST LAKE
Address: J PERCY PRIEST LAKE
PROPERTY MAP 1 PARCEL 1
ZONING: R-1



VICINITY MAP
SCALED 1":1,000'

SECTION II
MORNINGSIDES ACRES SUBDIVISION
PLAT BOOK 3 PAGE 87 R.O.R.C.
ZONING: R-1

LINE	BEARING	DISTANCE
L1	S 67°03'18" W	10.61'
L2	S 84°20'14" E	71.90'
L3	N 81°04'53" W	10.00'
L4	S 42°19'17" W	35.74'
L5	N 72°07'14" W	51.27'

- GENERAL NOTES
1. THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION.
 2. POTABLE WATER FOR PROPERTY SERVED BY LAYERSIDE WATER.
 3. THE SUBJECT PROPERTY LIES IN A ZONING "X" AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FIRM MAP 47146000204 DATED 10/16/2008.
 4. ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD-RUN SURVEY USING GPS EQUIPMENT TIED TO TDOT CORS.
 5. UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE. VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
 6. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
 7. THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.
 8. PROBABLE WETLAND AREAS, AS IDENTIFIED EITHER BY THE NATIONAL WETLANDS INVENTORY OR FOUND AT THE TIME OF THE SURVEY, ARE SHOWN ON THIS PLAT. VERIFICATION AND DELINEATION OF THE PERIMETER LOCATION OF THESE OR ANY OTHER SUCH AREAS WHICH MAY EXIST ON THE PROPERTY SHOULD BE MADE BY THE OWNER OR DEVELOPER THROUGH THE RELEVANT GOVERNMENT AGENCY AND A WETLAND DELINEATION CONSULTANT PRIOR TO IMPROVEMENT, DESIGN, OR DEVELOPMENT OF THE PROPERTY. AT LEAST SIX GOVERNMENT AGENCIES HAVE REGULATION AUTHORITY OVER THE USE OR ALTERATION OF WETLAND AREAS, AND INCLUDE THE FOLLOWING: U.S. ARMY CORPS OF ENGINEERS, U.S. ENVIRONMENTAL PROTECTION AGENCY, U.S. FISH AND WILDLIFE SERVICE, TENNESSEE WILDLIFE RESOURCES AGENCY, TENNESSEE DIVISION OF WATER POLLUTION CONTROL, TENNESSEE NATURAL RESOURCES CONSERVATION SERVICE.
 9. TOPOGRAPHY DATUM BASED ON NAVD 1983 TAKEN FROM TENNESSEE LIDAR MAPPING AND FIELD CHECKED.
 10. ZONING: R-1. SETBACKS: FRONT 40', SIDE 15', REAR 25'.
 11. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES LOT 48 OF THE PREVIOUSLY RECORDED PLAT MORNINGSIDES ACRES SUBDIVISION SECTION II.

SOIL AREAS ARE
DETERMINED BY
SOIL SCIENTIST
JAY ANDREW

SOIL AREAS ARE
DETERMINED BY
SOIL SCIENTIST
JAY ANDREWS

SECTION II
MORNINGSIDES ACRES SUBDIVISION
PLAT BOOK 3 PAGE 87 R.O.R.C.
ZONING: R-1

48 B
3.92 ACRES
170, 721 Sq. Ft.
MEADOWLARK
LANE

LOT 48 A
1.31 ACRES
57, 225 Sq. Ft.
449
MEADOWLARK
LANE

MEADOWLARK LANE 50' R.O.W



Request: 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.

Reviewed By: City Planner, Bo Logan
City Engineer, Gary Lide

Summary

SEC, Inc., on behalf of their client, is requesting approval of a concept plan for Mission Hills, the Apartment Site, to be located at 703 Waldron Road. It is a proposed residential development consisting of 23.78 acres. The entire property is currently zoned R-3, High Density Residential.

The remainder of the 120 acres was brought to the planning commission last July with a concept plan.

The property is located along and east of Waldron Road south of Silver Birch Lane. Furthermore, this property is located generally $\frac{1}{2}$ to $\frac{3}{4}$ mile north of Blair Road in the southern part of La Vergne.

Directly across Waldron to the west of this site is zoned R-1. To the north lies R-2 property and the property to the east is zoned R-3 as well. Most of the southern border is also zoned R-3.

The purpose of the plan is to develop the property for construction of 324 residential units.

Technical Items

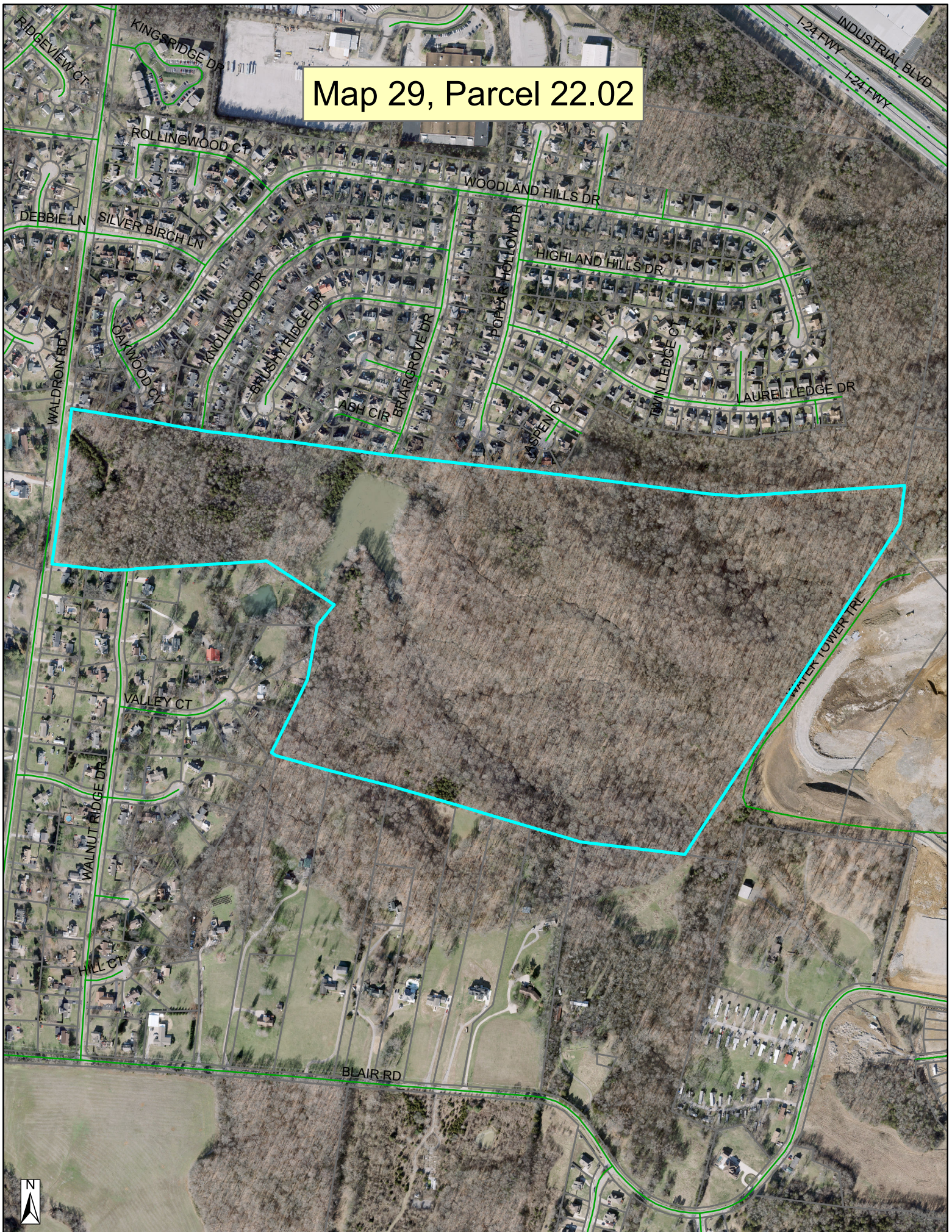
1. All technical issues have been addressed.

Other Concerns

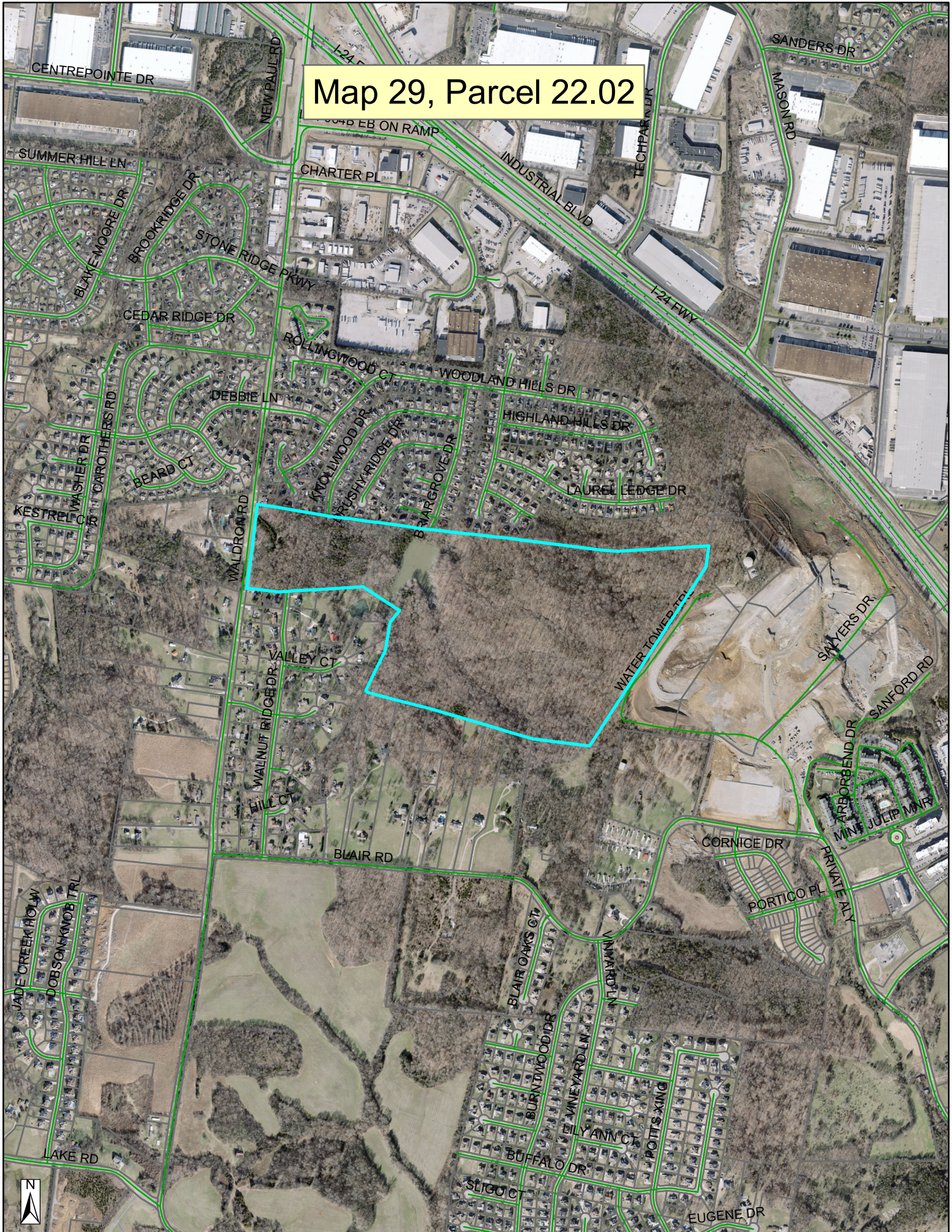
- 1.

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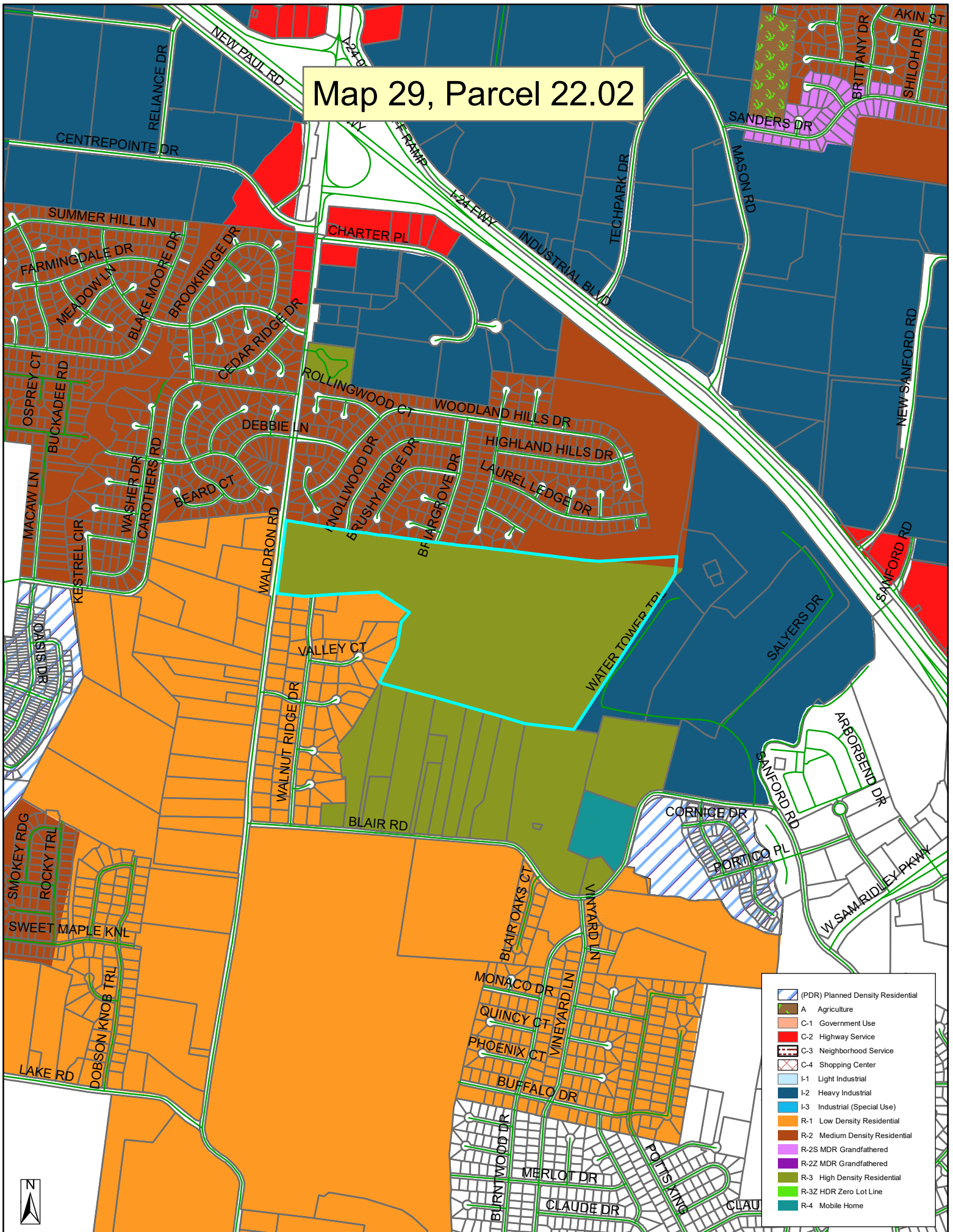
Map 29, Parcel 22.02



Map 29, Parcel 22.02



Map 29, Parcel 22.02





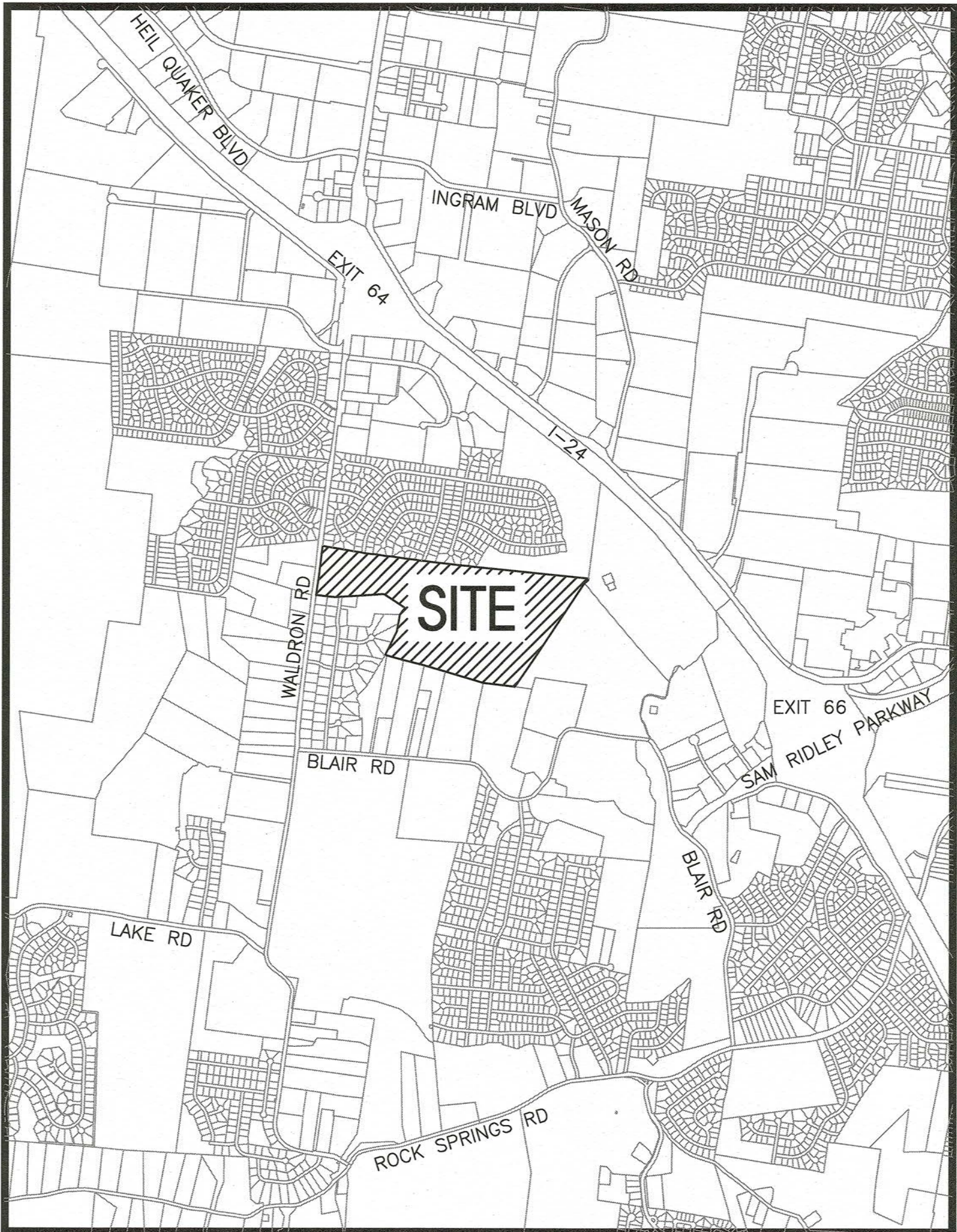
Mission Hills Apartment Site

La Vergne, Tennessee

Updated Concept Plan

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1	Master Plan
C1.0-1.6	Concept Plan



Site Location Map
Not To Scale

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567

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By: Matthew A. Taylor Date: March 16, 2023
Matthew A. Taylor, P.E. TN. Reg. #112515



Owner:
Gilliland John M Living Trust
3180 Waterlevel Hwy Cleveland, TN 37311

Developer:
BRS Development
5617 Cottonwood Drive
Brentwood, TN 37027
Contact:

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105H, Dated Jan. 5, 2007.

Deed Reference:
Tax Map 29, Parcel 22.02
Zoning: R3
324 Apartments
Total Land Area: 23.78± Acres
Density: 13.62 d.u./acre

Parking Calculations:
Required: 113-1 Bedroom Units x 1.5 Spaces
179-2 Bedroom Units x 2.2 Spaces
32-3 Bedroom Units x 3.3 Spaces
Total Required Parking: 669 Spaces + 13 H.C.
Total Provided Parking: 652 Reg + 25 H.C. = 677 Total Spaces

Minimum Lot Size Area:
Multi-Family Dwelling 15,000 Sq.Ft.

Per Family
Multi-Family Dwelling 3,000 Sq.Ft.

Lot Width at Building Setback Line
Multi-Family Dwelling 100 ft.

Minimum Yard Requirements:
Front Setback
Multi-Family Dwelling 35 ft.

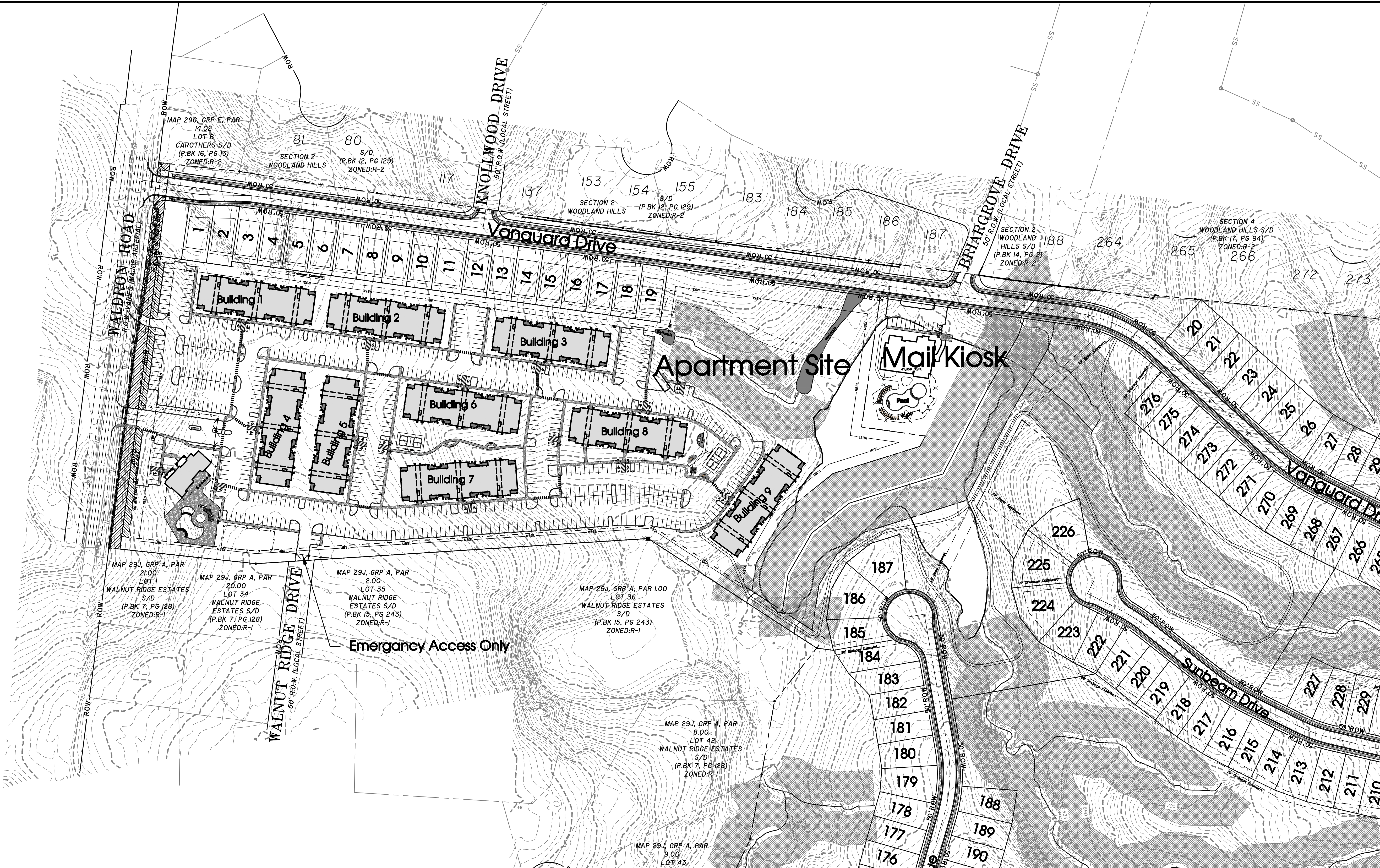
Side Setback
Multi-Family Dwelling 15 ft.

Rear Setback
Multi-Family Dwelling 20 ft.

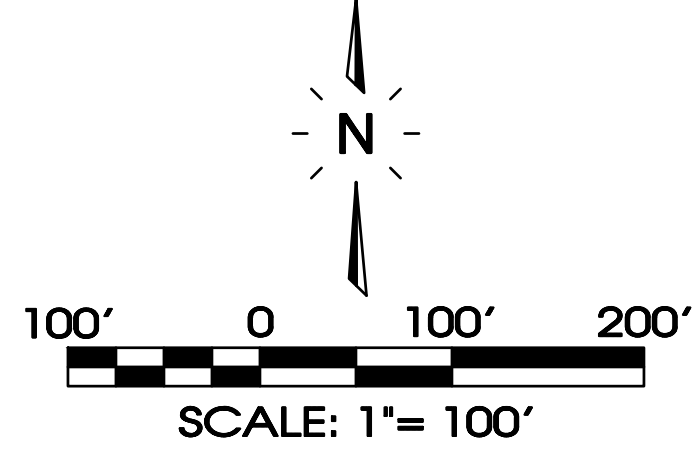
Multi-Family 30 ft. Between Bldgs.

Note:
The applicant is requesting a height variance with this application. The variance would allow the buildings to be 3-stories tall with no limitation on the dimensioned height.

Sheet C0.0
Mission Hills Apartment Site
Concept Plan & Construction Drawings
S.E.C. Project #22078
Date: 2-27-2023
Revised: 3-20-2023



Legend:			
	EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		HC SIGN
	EXIST. SIGN POST		HEADWALL
	EXIST. SEWER CLEANOUT		WINGED HEADWALL
	EXIST. MANHOLE (SEWER & PHONE)		MANHOLE
	EXIST. CATCH BASIN (STORM SEWER)		PROPOSED SPOT ELEVATION
	EXIST. WATER/GAS VALVE		EXIST. SPOT ELEVATION
	EXIST. TELEPHONE RISER		POST INDICATOR VALVE
	EXIST. GAS RISER		REDUCER
	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
	EXIST. WATER METER		REVISION NUMBER
	EXIST. UTILITY POLE		RIP RAP
	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK		SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN		VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET		WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE		DRAINAGE STRUCTURE DESIGNATION
	FIRE DEPT. CONNECTION		DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
	GAS METER		EXTRUDED CURB
	GATE VALVE & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SWALE
	CHECK VALVE		
EXISTING PHONE		PH	
EXISTING ELECTRIC		OH	
PROPERTY LINE		---	
EASEMENTS		---	
RIGHT OF WAY		ROW	
EROSION CONTROL SILT FENCE		SF SF SF	
EXISTING TREELINE		---	
EXISTING FENCELINE		X X X X	
MINIMUM BUILDING SETBACK LINE		---	
PHASE BOUNDARY		---	
EXISTING GAS LINE		GAS	
PROPOSED GAS LINE		GAS	
EXISTING STORM		STM STM	
PROPOSED STORM		STM STM	
EXISTING CONTOUR LINES		60	
PROPOSED CONTOUR LINES		601	
EXISTING SANITARY SEWER		SS SS	
PROPOSED SANITARY SEWER		8"SS	
EXISTING WATER		W W	
PROPOSED WATER		W W	



Note:
The applicant is requesting a height variance with this application. The variance would allow the buildings to be 3-stories tall with no limitation on the dimensioned height

SEC, Inc.

ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD
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MISSION HILL
APARTMENT SITE

La Vergne, Tennessee

Master Plan

C0.2

REVISION: 3-20-2023 Staff Comments

DRAWN: SJA
DATE: 2-27-2023
CHECKED:
MAT
FILE NAME:
22078ConceptAppt
SCALE:
1"=100'
JOB NO.
22078
SHEET:

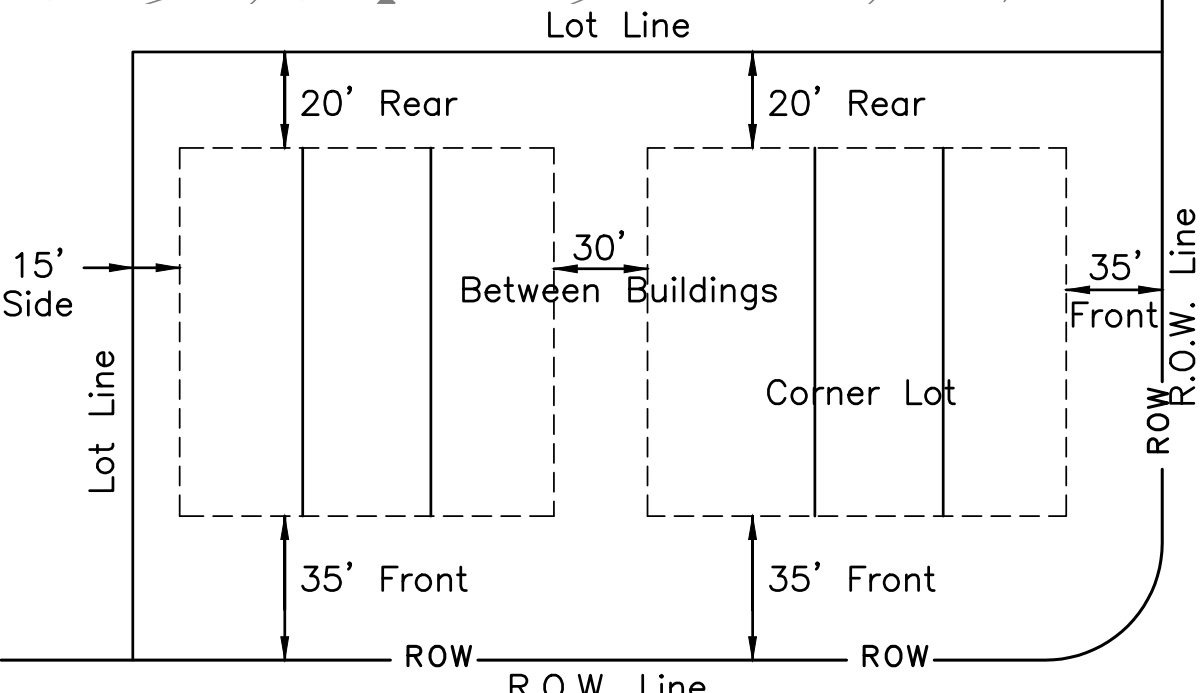
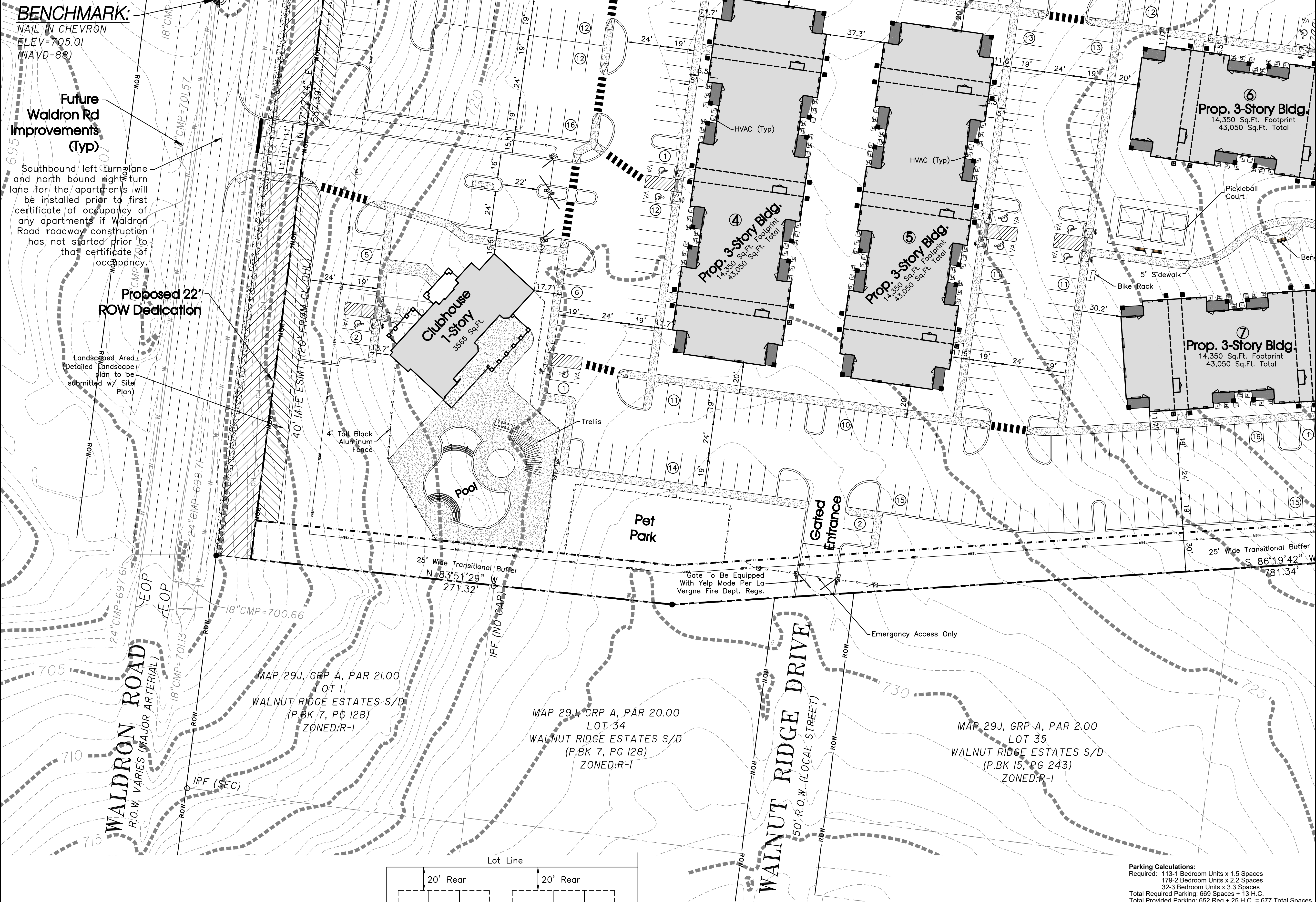
Page 102 of 148

BENCHMARK:
NAIL IN CHEVRON
ELEV=705.01
(NAVD-88)

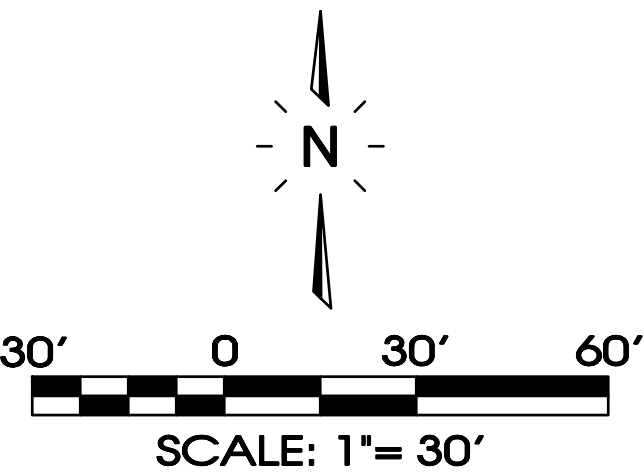
**Future
Waldron Rd
Improvements
(Typ)**
Southbound left turn lane
and north bound right turn
lane for the apartments will
be installed prior to first
certificate of occupancy of
any apartments if Waldron
Road roadway construction
has not started prior to
that certificate of
occupancy.

**Proposed 22'
ROW Dedication**

Landscape Area
(Detailed Landscape
plan to be
submitted w/ Site
Plan)



Note:
The applicant is requesting a height variance
with this application. The variance would
allow the buildings to be 3-stories tall with no
limitation on the dimensioned height



Parking Calculations:
Required: 113-1 Bedroom Units x 1.5 Spaces
179-2 Bedroom Units x 2.2 Spaces
32-3 Bedroom Units x 3.3 Spaces
Total Required Parking: 669 Spaces + 13 H.C.
Total Provided Parking: 652 Reg + 25 H.C. = 677 Total Spaces

Minimum Lot Size Area:
Multi-Family Dwelling 15,000 Sq.Ft.
Per Family Multi-Family Dwelling 3,000 Sq.Ft.
Lot Width at Building Setback Line Multi-Family Dwelling 100 ft.

Minimum Yard Requirements:
Front Setback Multi-Family Dwelling 35 ft.
Side Setback Multi-Family Dwelling 15 ft.
Rear Setback Multi-Family Dwelling 20 ft.
Multi-Family 30 ft. Between Bldgs.

Legend:			
	EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		HC SIGN
	EXIST. SIGN POST		HEADWALL
	EXIST. SEWER CLEANOUT		WINGED HEADWALL
	EXIST. MANHOLE (SEWER & PHONE)		MANHOLE
	EXIST. CATCH BASIN (STORM SEWER)		PROPOSED SPOT ELEVATION
	EXIST. WATER/GAS VALVE		EXIST. SPOT ELEVATION
	EXIST. TELEPHONE RISER		POST INDICATOR VALVE
	EXIST. GAS RISER		REDUCER
	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
	EXIST. WATER METER		REVISION NUMBER
	EXIST. UTILITY POLE		RIP RAP
	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK		SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN		VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET		WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE		DRAINAGE STRUCTURE DESIGNATION
	FIRE DEPT. CONNECTION		DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
	GAS METER		EXTRUDED CURB
	GATE VALVE & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SWALE
	CHECK VALVE		
EXISTING PHONE		PH	
EXISTING ELECTRIC		OH	
PROPERTY LINE		---	
EASEMENTS		---	
RIGHT OF WAY		ROW	
EROSION CONTROL SILT FENCE		SF SF SF	
EXISTING TREELINE		---	
EXISTING FENCELINE		X X X X	
MINIMUM BUILDING SETBACK LINE		---	
PHASE BOUNDARY		---	
EXISTING GAS LINE		GAS	
PROPOSED GAS LINE		GAS	
EXISTING STORM		STM STM	
PROPOSED STORM		STM STM	
EXISTING CONTOUR LINES		601	
PROPOSED CONTOUR LINES		601	
EXISTING SANITARY SEWER		SS SS	
PROPOSED SANITARY SEWER		SS SS	
EXISTING WATER		W W	
PROPOSED WATER		W W	

Owner:
Gilliland John M Living Trust
3180 Waterlevel Hwy Cleveland, TN 37311

Developer:
BRS Development
5617 Cottonwood Drive
Brentwood, TN 37027
Contact:

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105H, Dated Jan. 5, 2007.

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Tax Map 29, Parcel 22.02
Zoning: R3
324 Apartments
Total Land Area: 23.78± Acres
Density: 13.62 d.u./acre

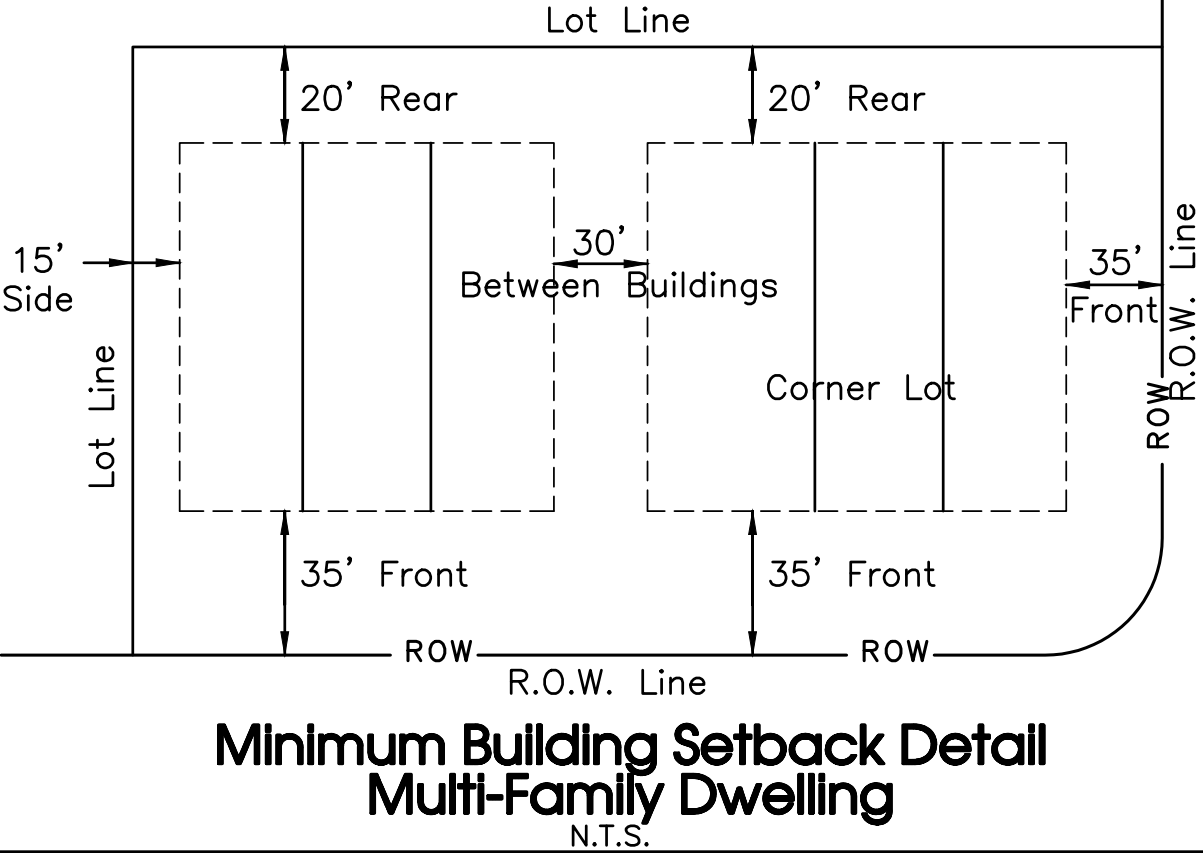
SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2467
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**MISSION HILL
Apartment Site
La Vergne, Tennessee**

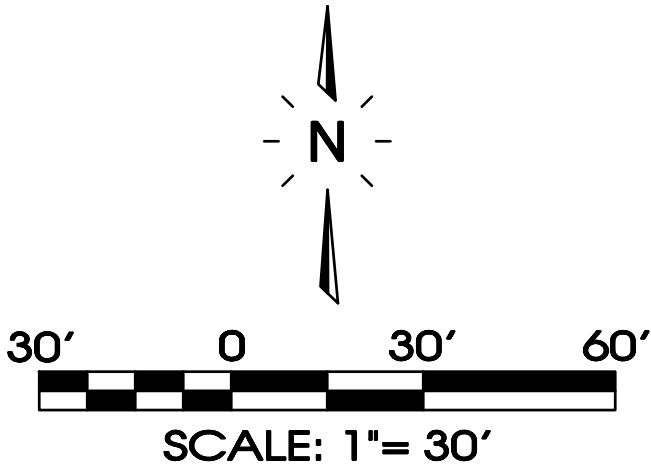
Concept Plan

REVISION: 3-20-2023 Staff Comments

DRAWN: SJA
DATE: 2-27-2023
CHECKED: MAT
FILE NAME: 22078ConceptApor
SCALE: 1"=30'
JOB NO. 22078
SHEET: C1.1



Note:
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	EXIST. WATER/GAS VALVE		EXIST. SPOT ELEVATION
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	EXIST. GAS RISER		REDUCER
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	EXIST. WATER METER		REVISION NUMBER
	EXIST. UTILITY POLE		RIP RAP
	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK		SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN		VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET		WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE		DRAINAGE STRUCTURE DESIGNATION
	FIRE DEPT. CONNECTION		DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
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	GATE VALVE & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SWALE
	CHECK VALVE		
EXISTING PHONE		PH	
EXISTING ELECTRIC		OH	
PROPERTY LINE		---	
EASEMENTS		----	
RIGHT OF WAY		ROW	
EROSION CONTROL SILT FENCE		SF SF SF	
EXISTING TREELINE		~~~~~	
EXISTING FENCELINE		X X X X	
MINIMUM BUILDING SETBACK LINE		---	
PHASE BOUNDARY		-----	
EXISTING GAS LINE		GAS	
PROPOSED GAS LINE		GAS	
EXISTING STORM		STM STM	
PROPOSED STORM		STM STM	
EXISTING CONTOUR LINES		601	
PROPOSED CONTOUR LINES		601	
EXISTING SANITARY SEWER		SS SS	
PROPOSED SANITARY SEWER		SS SS	
EXISTING WATER		W W	
PROPOSED WATER		W W	

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Contact:

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Total Land Area: 23.78± Acres
Density: 13.62 d.u./acre

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SCALE: 1"=30'
JOB NO. 22078
SHEET: C1.2

SEC, Inc.

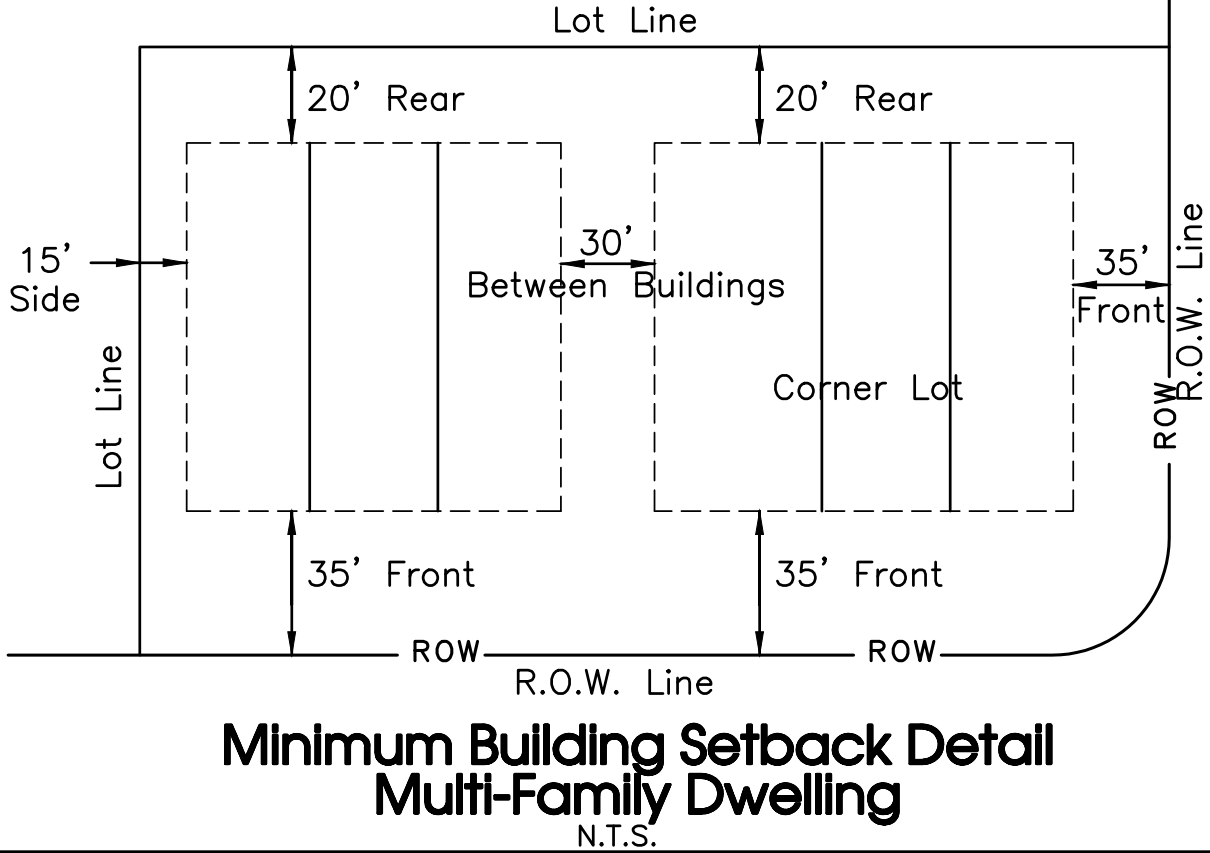
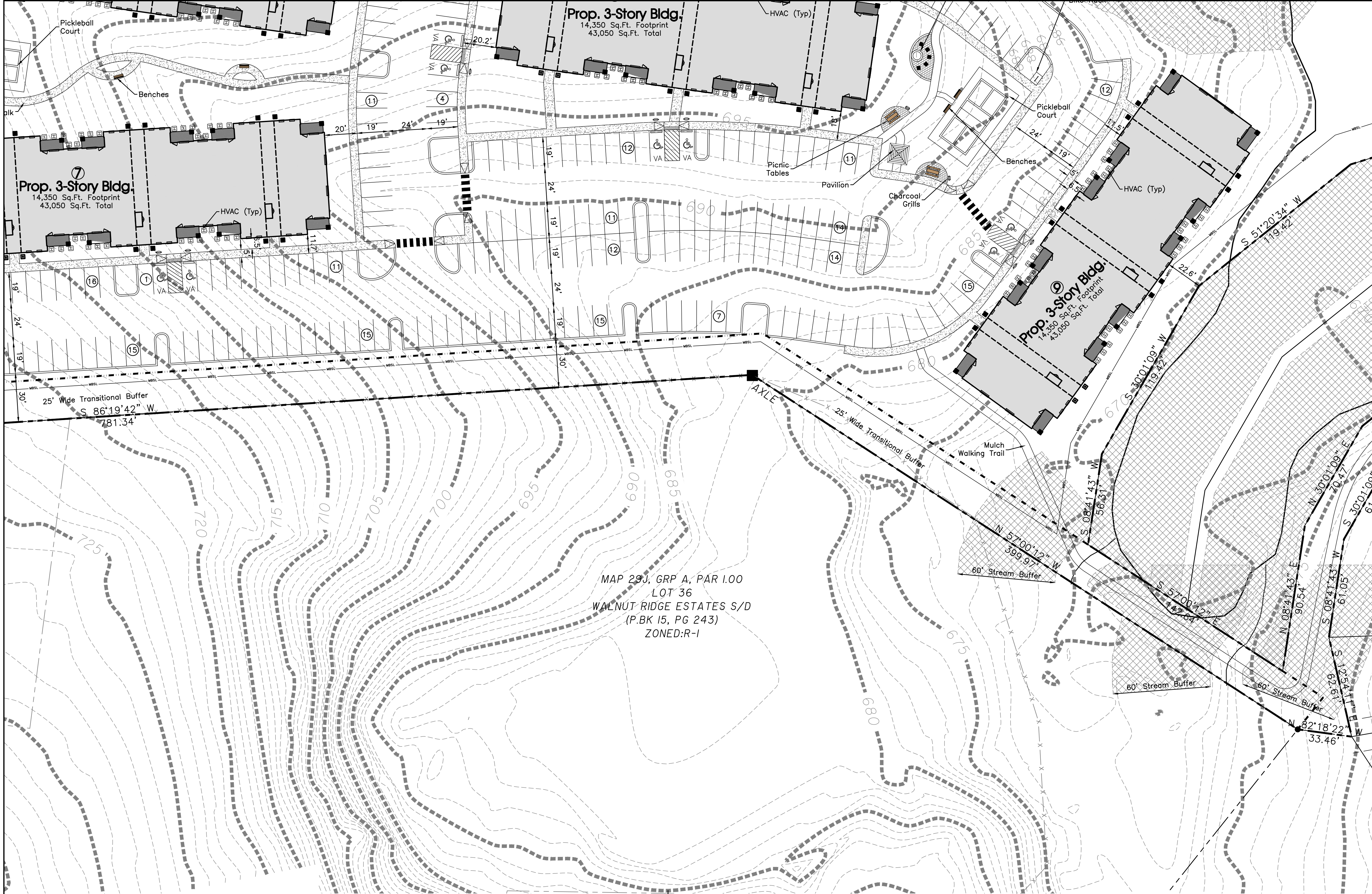
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LANDSCAPE ARCHITECTURE

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MURFREESBORO, TENNESSEE 37129
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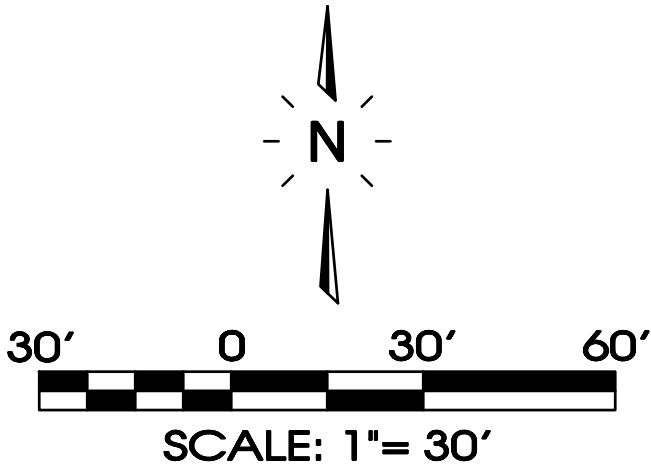
**Mission Hill
Apartment Site**

La Vergne, Tennessee

Concept Plan



Note:
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	EXIST. SEWER CLEANOUT		WINGED HEADWALL
	EXIST. MANHOLE (SEWER & PHONE)		MANHOLE
	EXIST. CATCH BASIN (STORM SEWER)		PROPOSED SPOT ELEVATION
	EXIST. WATER/GAS VALVE		EXIST. SPOT ELEVATION
	EXIST. TELEPHONE RISER		POST INDICATOR VALVE
	EXIST. GAS RISER		REDUCER
	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
	EXIST. WATER METER		REVISION NUMBER
	EXIST. UTILITY POLE		RIP RAP
	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK		SEWER/STORM FLOW DIRECTION
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	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN		VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET		WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE		DRAINAGE STRUCTURE DESIGNATION
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	GATE VALVE & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SWALE
	CHECK VALVE		
EXISTING PHONE		PH	
EXISTING ELECTRIC		OH	
PROPERTY LINE		---	
EASEMENTS		---	
RIGHT OF WAY		ROW	
EROSION CONTROL SILT FENCE		SF SF SF	
EXISTING TREELINE		---	
EXISTING FENCELINE		X X X X	
MINIMUM BUILDING SETBACK LINE		---	
PHASE BOUNDARY		---	
EXISTING GAS LINE		GAS	
PROPOSED GAS LINE		GAS	
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EXISTING SANITARY SEWER		SS SS	
PROPOSED SANITARY SEWER		SS SS	
EXISTING WATER		W W	
PROPOSED WATER		W W	

Owner:
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3180 Waterlevel Hwy Cleveland, TN 37311

Developer:
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Contact:

Floodplain Note:
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324 Apartments
Total Land Area: 23.78± Acres
Density: 13.62 d.u./acre

REVISIONS: 3-20-2023 Start Comments

DRAWN: SJA
DATE: 2-27-2023
CHECKED: MAT
FILE NAME: 22078ConceptApor
SCALE: 1"=30'
JOB NO. 22078
SHEET: C1.3

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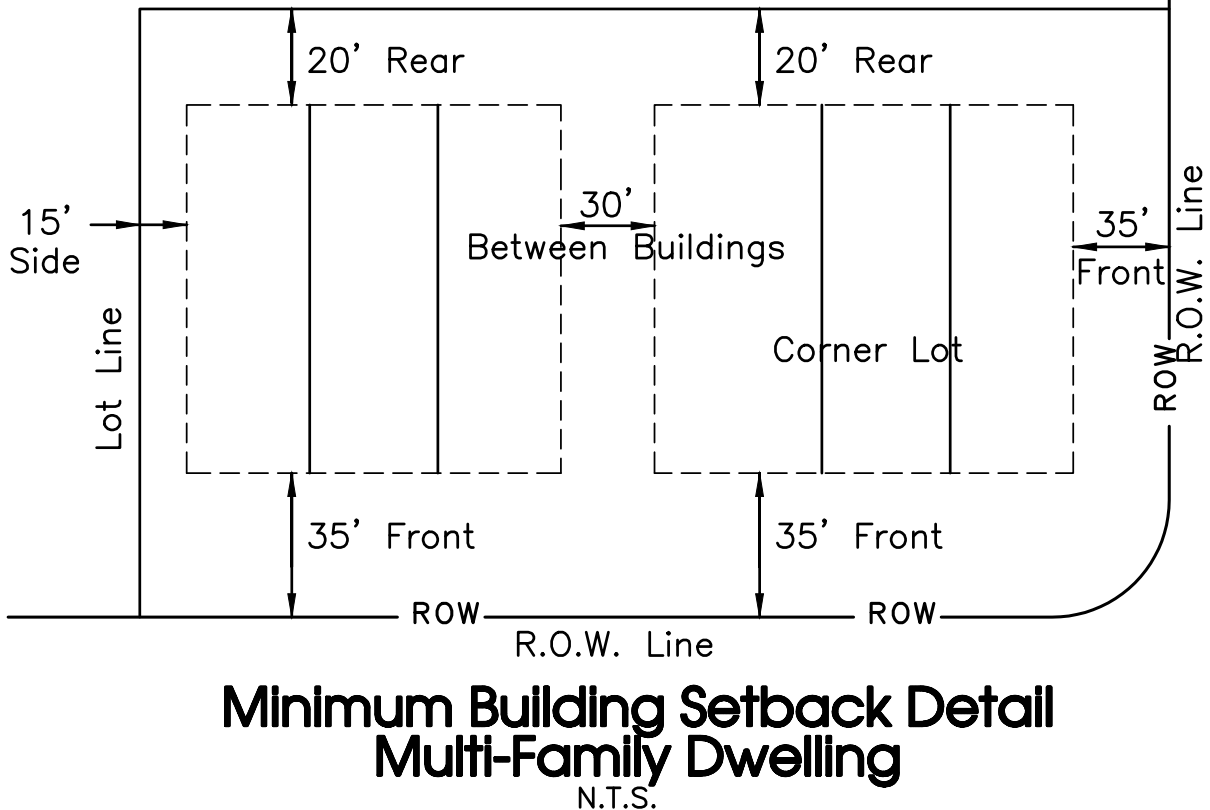
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
E-MAIL: MTAYLOR@SEC-CIVIL.COM F.A.X: (615) 895-2567
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MISSION HILL

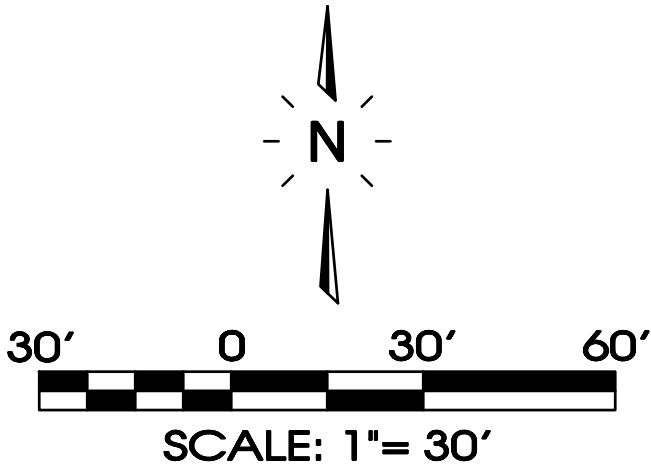
Apartment Site

La Vergne, Tennessee

Concept Plan



Note:
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Parking Calculations: Required: 113-1 Bedroom Units x 1.5 Spaces 179-2 Bedroom Units x 2.2 Spaces 32-3 Bedroom Units x 3.3 Spaces Total Required Parking: 669 Spaces + 13 H.C. Total Provided Parking: 652 Reg + 25 H.C. = 677 Total Spaces	
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	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		HC SIGN
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	EXIST. WATER METER		REVISION NUMBER
	EXIST. UTILITY POLE		RIP RAP
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	FIRE DEPT. CONNECTION		DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
	GAS METER		EXTRUDED CURB
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EASEMENTS		---	
RIGHT OF WAY		ROW	
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EXISTING TREELINE		---	
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PHASE BOUNDARY		---	
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MISSION HILL

APARTMENT SITE

LA VERGNE, TENNESSEE

SEC, Inc.

STATE OF TENNESSEE

REVISION: 3-20-2023 Start Comments

DRAWN: SJA

DATE: 2-27-2023

CHECKED: MAT

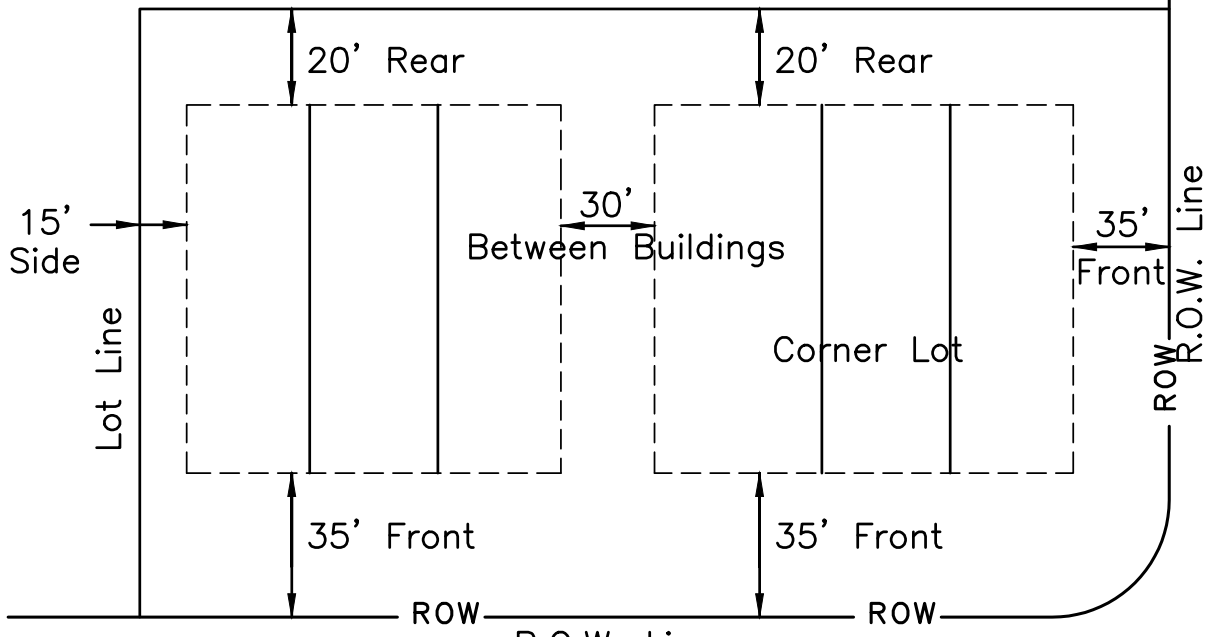
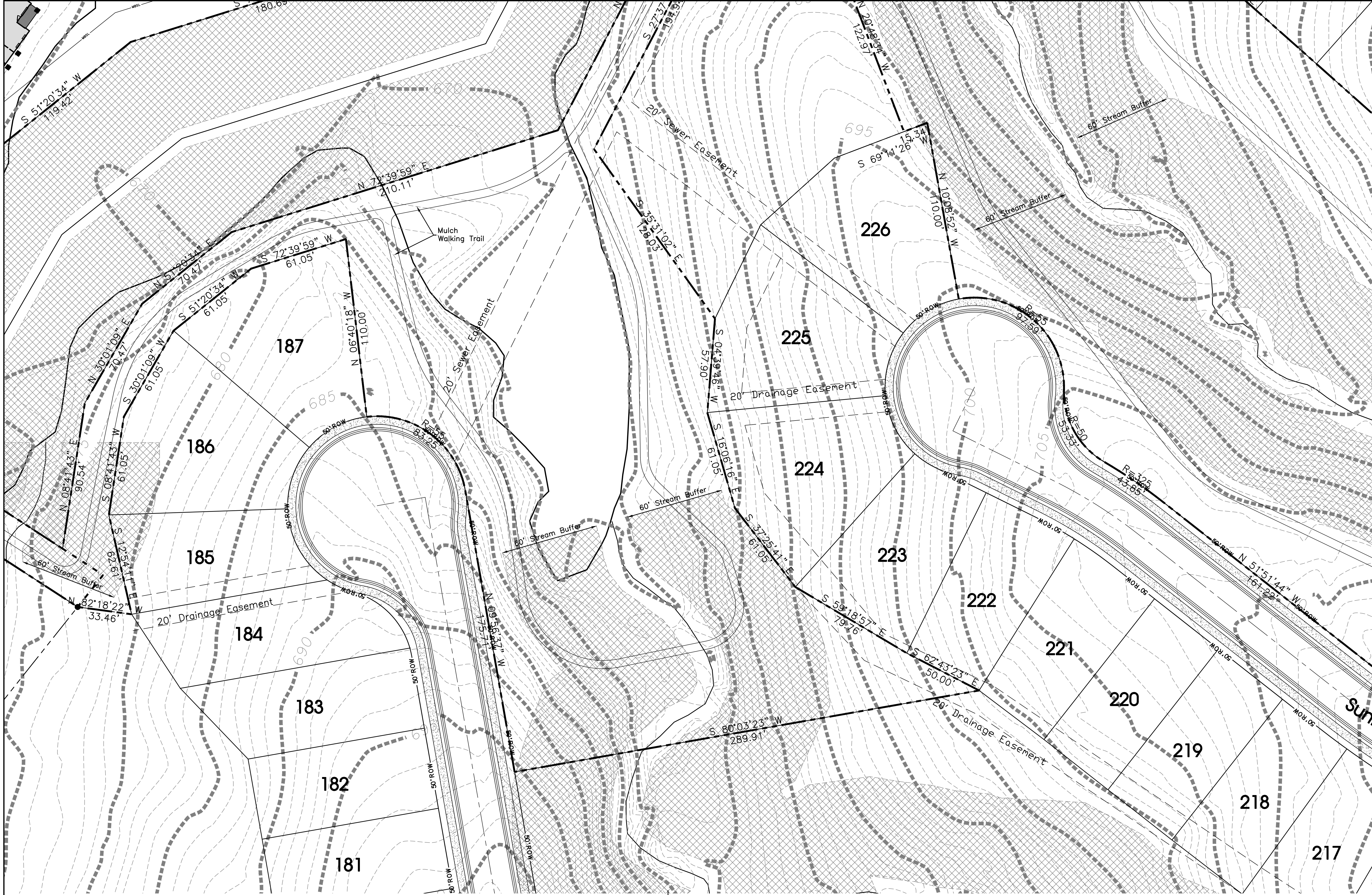
FILE NAME: 22078ConceptApor

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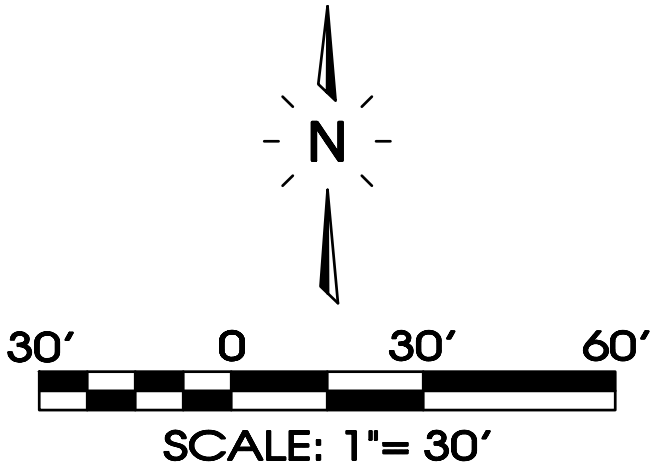
SHEET: C1.4

Concept Plan



Minimum Building Setback Detail
Multi-Family Dwelling
N.T.S.

Note:
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	EXIST. CATCH BASIN (STORM SEWER)	63.25 x	PROPOSED SPOT ELEVATION
	EXIST. WATER/GAS VALVE	(63.25) x	EXIST. SPOT ELEVATION
	EXIST. TELEPHONE RISER		POST INDICATOR VALVE
	EXIST. GAS RISER		REDUCER
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	BENCHMARK		SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET		WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
	FIRE DEPT. CONNECTION		DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
	GAS METER		EXTRUDED CURB
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RIGHT OF WAY		---	
EROSION CONTROL SILT FENCE		SF SF SF	
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Contact:

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105H, Dated Jan. 5, 2007.

Deed Reference:
Tax Map 29, Parcel 22.02
Zoning: R3
324 Apartments
Total Land Area: 23.78± Acres
Density: 13.62 d.u./acre

Owner: _____
Developer: _____
Date: _____
Checked: _____
Mat: _____
File Name: _____
Scale: _____
Job No: _____
Sheet: _____

SEC, Inc.

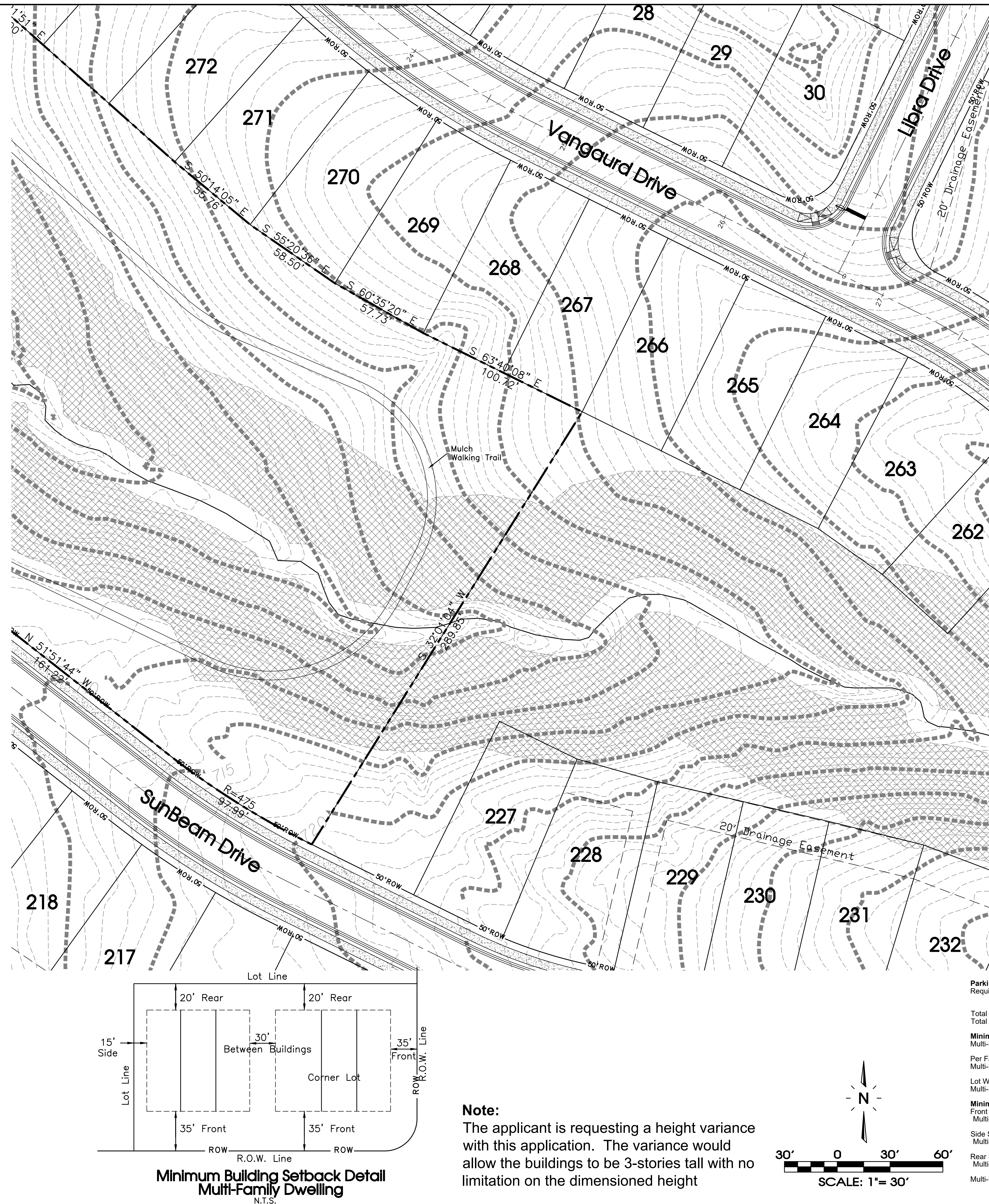
ENGINEERING • SURVEYING • LAND PLANNING
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STATE OF TENNESSEE
JAMES H. TAYLOR
REGISTERED PROFESSIONAL ENGINEER
No. 12345
Exp. 12/31/2024

Mission Hill
Apartment Site
La Vergne, Tennessee

REVISIONS: 3-20-2023 Start Comments
DRAWN: SJA
DATE: 2-27-2023
CHECKED: _____
MAT: _____
FILE NAME: 22078ConceptApor
SCALE: 1"=30'
JOB NO. 22078
SHEET: C1.5



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ORDINANCE

AN ORDINANCE TO AMEND ARTICLE V, SECTION 5.055 OF THE CITY OF LA VERGNE ZONING ORDINANCE REGARDING THE FLOODWAY AND FLOOD FRINGE DISTRICTS.

WHEREAS, the following changes have been reviewed and recommended by the La Vergne Planning Commission; and,

WHEREAS, a public hearing thereon has been held as required as required by law; and,

WHEREAS, the following changes have been approved by the La Vergne Board of Mayor and Aldermen.

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

That **The Zoning Ordinance of La Vergne, Tennessee**, is hereby amended to read as follows:

SECTION I. AMEND: ARTICLE V, Section 5.055, to read as follows:

5.055 Floodway and Flood Fringe Districts

A. STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND OBJECTIVES

1. Statutory Authorization

The Legislature of the State of Tennessee has in Sections 13-7-201 through 13-7-210, Tennessee Code Annotated delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City of La Vergne, Tennessee, Mayor and the Board of Alderman, do ordain as follows:

2. Findings of Fact

a. The City of La Vergne, Tennessee, Mayor and its Board of Alderman, wishes to maintain eligibility in the National Flood Insurance Program (NFIP) and in order to do so must meet the NFIP regulations found in Title 44 of the Code of Federal Regulations (CFR), Ch. 1, Section 60.3.

- b. Areas of the City of La Vergne, Tennessee are subject to periodic inundation which could result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
- c. Flood losses are caused by the cumulative effect of obstructions in floodplains, causing increases in flood heights and velocities; by uses in flood hazard areas which are vulnerable to floods; or construction which is inadequately elevated, floodproofed, or otherwise unprotected from flood damages.

3. Statement of Purpose

It is the purpose of this Ordinance to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas. This Ordinance is designed to:

- a. Restrict or prohibit uses which are vulnerable to flooding or erosion hazards, or which result in damaging increases in erosion, flood heights, or velocities;
- b. Require that uses vulnerable to floods, including community facilities, be protected against flood damage at the time of initial construction;
- c. Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of floodwaters;
- d. Control filling, grading, dredging and other development which may increase flood damage or erosion;
- e. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

4. Objectives

The objectives of this Ordinance are:

- a. To protect human life, health, safety and property;
- b. To minimize expenditure of public funds for costly flood control projects;

- c. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- d. To minimize prolonged business interruptions;
- e. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodprone areas;
- f. To help maintain a stable tax base by providing for the sound use and development of floodprone areas to minimize blight in flood areas;
- g. To ensure that potential homebuyers are notified that property is in a floodprone area;
- h. To maintain eligibility for participation in the NFIP.

B. DEFINITIONS

Unless specifically defined below, words or phrases used in this Ordinance shall be interpreted as to give them the meaning they have in common usage and to give this Ordinance its most reasonable application given its stated purpose and objectives.

"Accessory Structure" means a subordinate structure to the principal structure on the same lot and, for the purpose of this Ordinance, shall conform to the following:

- 1. Accessory structures shall only be used for parking of vehicles and storage.
- 2. Accessory structures shall be designed to have low flood damage potential.
- 3. Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters.
- 4. Accessory structures shall be firmly anchored to prevent flotation, collapse, and lateral movement, which otherwise may result in damage to other structures.
- 5. Utilities and service facilities such as electrical and heating equipment shall be elevated or otherwise protected from intrusion of floodwaters.

"Addition (to an existing building)" means any walled and roofed expansion to the perimeter or height of a building.

"Appeal" means a request for a review of the local enforcement officer's interpretation of any provision of this Ordinance or a request for a variance.

"Area of Shallow Flooding" means a designated AO or AH Zone on a community's Flood Insurance Rate Map (FIRM) with one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate; and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

"Area of Special Flood-related Erosion Hazard" is the land within a community which is most likely to be subject to severe flood-related erosion losses. The area may be designated as Zone E on the Flood Hazard Boundary Map (FHBM). After the detailed evaluation of the special flood-related erosion hazard area in preparation for publication of the FIRM, Zone E may be further refined.

"Area of Special Flood Hazard" see "Special Flood Hazard Area".

"Base Flood" means the flood having a one percent chance of being equaled or exceeded in any given year. This term is also referred to as the 100-year flood or the one (1)-percent annual chance flood.

"Basement" means any portion of a building having its floor subgrade (below ground level) on all sides.

"Building" see "Structure".

"Development" means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of equipment or materials.

"Elevated Building" means a non-basement building built to have the lowest floor of the lowest enclosed area elevated above the ground level by means of solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwater, pilings, columns, piers, or shear walls adequately anchored so as not to impair the structural integrity of the building during a base flood event.

"Emergency Flood Insurance Program" or "Emergency Program" means the program as implemented on an emergency basis in accordance with Section 1336 of the Act. It is intended as a program to provide a first layer amount of insurance on all insurable structures before the effective date of the initial FIRM.

"Erosion" means the process of the gradual wearing away of land masses. This peril is not "per se" covered under the Program.

"Exception" means a waiver from the provisions of this Ordinance which relieves the applicant from the requirements of a rule, regulation, order or other determination made or issued pursuant to this Ordinance.

"Existing Construction" means any structure for which the "start of construction" commenced before the effective date of the initial floodplain management code or ordinance adopted by the community as a basis for that community's participation in the NFIP.

"Existing Manufactured Home Park or Subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management code or ordinance adopted by the community as a basis for that community's participation in the NFIP.

"Existing Structures" see "Existing Construction".

"Expansion to an Existing Manufactured Home Park or Subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

"Flood" or "Flooding"

1. A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - a. The overflow of inland or tidal waters.
 - b. The unusual and rapid accumulation or runoff of surface waters from any source.
 - c. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
2. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or

an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.

"Flood Elevation Determination" means a determination by the Federal Emergency Management Agency (FEMA) of the water surface elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year.

"Flood Elevation Study" means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) or flood-related erosion hazards.

"Flood Hazard Boundary Map (FHBM)" means an official map of a community, issued by FEMA, where the boundaries of areas of special flood hazard have been designated as Zone A.

"Flood Insurance Rate Map (FIRM)" means an official map of a community, issued by FEMA, delineating the areas of special flood hazard or the risk premium zones applicable to the community.

"Flood Insurance Study" is the official report provided by FEMA, evaluating flood hazards and containing flood profiles and water surface elevation of the base flood.

"Floodplain" or "Floodprone Area" means any land area susceptible to being inundated by water from any source (see definition of "flooding").

"Floodplain Management" means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

"Flood Protection System" means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

"Floodproofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities and structures and their contents.

"Flood-related Erosion" means the collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood, or by some similarly unusual and unforeseeable event which results in flooding.

"Flood-related Erosion Area" or "Flood-related Erosion Prone Area" means a land area adjoining the shore of a lake or other body of water, which due to the composition of the shoreline or bank and high water levels or wind-driven currents, is likely to suffer flood-related erosion damage.

"Flood-related Erosion Area Management" means the operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works and floodplain management regulations.

"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

"Freeboard" means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, blockage of bridge or culvert openings, and the hydrological effect of urbanization of the watershed.

"Functionally Dependent Use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

"Highest Adjacent Grade" means the highest natural elevation of the ground surface, prior to construction, adjacent to the proposed walls of a structure.

"Historic Structure" means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a

district preliminarily determined by the Secretary to qualify as a registered historic district;

3. Individually listed on the Tennessee inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on the City of La Vergne, Tennessee inventory of historic places and determined as eligible by communities with historic preservation programs that have been certified either:
 - a. By the approved Tennessee program as determined by the Secretary of the Interior or
 - b. Directly by the Secretary of the Interior.

"Levee" means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

"Levee System" means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

"Lowest Floor" means the lowest floor of the lowest enclosed area, including a basement. An unfinished or flood resistant enclosure used solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Ordinance.

"Manufactured Home" means a structure, transportable in one or more sections, which is built on a permanent chassis and designed for use with or without a permanent foundation when attached to the required utilities. The term "Manufactured Home" does not include a "Recreational Vehicle".

"Manufactured Home Park or Subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"Map" means the Flood Hazard Boundary Map (FHBM) or the Flood Insurance Rate Map (FIRM) for a community issued by FEMA.

"Mean Sea Level" means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For the purposes of this Ordinance, the term is synonymous with the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum

(NAVD) of 1988, or other datum, to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

"National Geodetic Vertical Datum (NGVD)" means, as corrected in 1929, a vertical control used as a reference for establishing varying elevations within the floodplain.

"New Construction" means any structure for which the "start of construction" commenced on or after the effective date of the initial floodplain management Ordinance and includes any subsequent improvements to such structure.

"New Manufactured Home Park or Subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of this ordinance or the effective date of the initial floodplain management ordinance and includes any subsequent improvements to such structure.

"North American Vertical Datum (NAVD)" means, as corrected in 1988, a vertical control used as a reference for establishing varying elevations within the floodplain.

"100-year Flood" see "Base Flood".

"Person" includes any individual or group of individuals, corporation, partnership, association, or any other entity, including State and local governments and agencies.

"Reasonably Safe from Flooding" means base flood waters will not inundate the land or damage structures to be removed from the Special Flood Hazard Area and that any subsurface waters related to the base flood will not damage existing or proposed structures.

"Recreational Vehicle" means a vehicle which is:

1. Built on a single chassis;
2. 400 square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck;
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood

without cumulatively increasing the water surface elevation more than a designated height.

"Regulatory Flood Protection Elevation" means the "Base Flood Elevation" plus the "Freeboard". In "Special Flood Hazard Areas" where Base Flood Elevations (BFEs) have been determined, this elevation shall be the BFE plus 1 foot. In "Special Flood Hazard Areas" where no BFE has been established, this elevation shall be at least three (3) feet above the highest adjacent grade.

"Riverine" means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

"Special Flood Hazard Area" is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A on the FHBM. After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AO, AH, A1-30, AE or A99.

"Special Hazard Area" means an area having special flood, mudslide (i.e., mudflow) and/or flood-related erosion hazards, and shown on an FHBM or FIRM as Zone A, AO, A1-30, AE, A99, or AH.

"Start of Construction" includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; and includes the placement of a manufactured home on a foundation. Permanent construction does not include initial land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds, not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"State Coordinating Agency" the Tennessee Emergency Management Agency, State NFIP Office, as designated by the Governor of the State of Tennessee at the request of FEMA to assist in the implementation of the NFIP for the State.

"Structure" for purposes of this Ordinance, means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

"Substantial Damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

"Substantial Improvement" means any reconstruction, rehabilitation, addition, alteration or other improvement of a structure in which the cost equals or exceeds fifty percent (50%) of the market value of the structure before the "start of construction" of the initial improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The market value of the structure should be (1) the appraised value of the structure prior to the start of the initial improvement, or (2) in the case of substantial damage, the value of the structure prior to the damage occurring.

The term does not, however, include either: (1) Any project for improvement of a structure to correct existing violations of State or local health, sanitary, or safety code specifications which have been pre-identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions and not solely triggered by an improvement or repair project or; (2) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

"Substantially Improved Existing Manufactured Home Parks or Subdivisions" is where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds fifty percent (50%) of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

"Variance" is a grant of relief from the requirements of this Ordinance.

"Violation" means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certification, or other evidence of compliance required in this Ordinance is presumed to be in violation until such time as that documentation is provided.

"Water Surface Elevation" means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, where specified, of floods of various magnitudes and frequencies in the floodplains of riverine areas.

C. GENERAL PROVISIONS

1. Application

This Ordinance shall apply to all areas within the incorporated area of La Vergne, Tennessee.

2. Basis for Establishing the Areas of Special Flood Hazard

The Areas of Special Flood Hazard identified on the City of La Vergne, Tennessee, as identified by FEMA, and in its Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM), Community Panel Numbers 47149C0010J, 47149C0015J, 47149C0020K, 47149C0028J, 47149C0040K, 47149C0105J, and 47149C0106J, dated May 9, 2023, along with all supporting technical data, are adopted by reference and declared to be a part of this Ordinance.

3. Requirement for Development Permit

A development permit shall be required in conformity with this Ordinance prior to the commencement of any development activities.

4. Compliance

No land, structure or use shall hereafter be located, extended, converted or structurally altered without full compliance with the terms of this Ordinance and other applicable regulations.

5. Abrogation and Greater Restrictions

This Ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants or deed restrictions. However, where this Ordinance conflicts or overlaps with another regulatory instrument, whichever imposes the more stringent restrictions shall prevail.

6. Interpretation

In the interpretation and application of this Ordinance, all provisions shall be: (1) considered as minimum requirements; (2) liberally construed in favor of the governing body and; (3) deemed neither to limit nor repeal any other powers granted under Tennessee statutes.

7. Warning and Disclaimer of Liability

The degree of flood protection required by this Ordinance is considered reasonable for regulatory purposes and is based on scientific and

engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This Ordinance does not imply that land outside the Areas of Special Flood Hazard or uses permitted within such areas will be free from flooding or flood damages. This Ordinance shall not create liability on the part of the City of La Vergne, Tennessee or by any officer or employee thereof for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made hereunder.

8. Penalties for Violation

Violation of the provisions of this Ordinance or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance shall constitute a misdemeanor punishable as other misdemeanors as provided by law. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon adjudication therefore, be fined as prescribed by Tennessee statutes, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City of La Vergne, Tennessee from taking such other lawful actions to prevent or remedy any violation.

D. ADMINISTRATION

1. Designation of Ordinance Administrator

The Codes Director is hereby appointed as the Administrator to implement the provisions of this Ordinance.

2. Permit Procedures

Application for a development permit shall be made to the Administrator on forms furnished by the community prior to any development activities. The development permit may include, but is not limited to the following: plans in duplicate drawn to scale and showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, earthen fill placement, storage of materials or equipment, and drainage facilities. Specifically, the following information is required:

a. Application stage

- i. Elevation in relation to mean sea level of the proposed lowest floor, including basement, of all buildings where Base Flood Elevations are available, or to certain height above the highest adjacent grade when applicable under this Ordinance.

- ii. Elevation in relation to mean sea level to which any non-residential building will be floodproofed where Base Flood Elevations are available, or to certain height above the highest adjacent grade when applicable under this Ordinance.
- iii. A FEMA Floodproofing Certificate from a Tennessee registered professional engineer or architect that the proposed non-residential floodproofed building will meet the floodproofing criteria in Sections E(1) and E(2).
- iv. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.
- v. In order to determine if improvements or damage meet the Substantial Improvement or Substantial Damage criteria, the applicant shall provide to the Floodplain Administrator a detailed cost to repair all damages and/or cost of improvements which includes the complete costs associated with all types of work necessary to completely repair or improve a building. These include the costs of all materials, labor, and other items necessary to perform the proposed work. These must be in the form of:
 - (1) An itemized costs of materials, and labor, or estimates of materials and labor that are prepared by licensed contractors or professional construction cost estimators
 - (2) Building valuation tables published by building code organizations and cost-estimating manuals and tools available from professional building cost-estimating services.
 - (3) A qualified estimate of costs that is prepared by the local official using professional judgement and knowledge of local and regional construction costs.
 - (4) A detailed cost estimate provided and prepared by the building owner. This must include as much supporting documentation as possible (such as pricing information from lumber companies, plumbing and electrical suppliers, etc). In addition, the estimate must include the value of labor, including the value of the owner's labor.

b. Construction Stage

Within AE Zones, where Base Flood Elevation data is available, any lowest floor certification made relative to mean sea level shall be prepared by or under the direct supervision of, a Tennessee registered land surveyor and certified by same. The Administrator shall record the elevation of the lowest floor on the development permit. When floodproofing is utilized for a non-residential building, said certification shall be prepared by, or under the direct supervision of, a Tennessee registered professional engineer or architect and certified by same.

Within approximate A Zones, where Base Flood Elevation data is not available, the elevation of the lowest floor shall be determined as the measurement of the lowest floor of the building relative to the highest adjacent grade. The Administrator shall record the elevation of the lowest floor on the development permit. When floodproofing is utilized for a non-residential building, said certification shall be prepared by, or under the direct supervision of, a Tennessee registered professional engineer or architect and certified by same.

For all new construction and substantial improvements, the permit holder shall provide to the Administrator an as-built certification of the lowest floor elevation or floodproofing level upon the completion of the lowest floor or floodproofing.

Any work undertaken prior to submission of the certification shall be at the permit holder's risk. The Administrator shall review the above-referenced certification data. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further work being allowed to proceed. Failure to submit the certification or failure to make said corrections required hereby, shall be cause to issue a stop-work order for the project.

c. Finished Construction Stage

A final Finished Construction Elevation Certificate is required after construction is completed and prior to Certificate of Compliance/Occupancy issuance. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Administrator will keep the certificate on file in perpetuity.

3. Duties and Responsibilities of the Administrator

Duties of the Administrator shall include, but not be limited to, the following:

- a. Review all development permits to assure that the permit requirements of this Ordinance have been satisfied, and that proposed building sites will be reasonably safe from flooding.
- b. Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.
- c. Notify adjacent communities and the Tennessee Emergency Management Agency, State NFIP Office, prior to any alteration or relocation of a watercourse and submit evidence of such notification to FEMA.
- d. For any altered or relocated watercourse, submit engineering data/analysis within six (6) months to FEMA to ensure accuracy of community FIRM's through the Letter of Map Revision process.
- e. Assure that the flood carrying capacity within an altered or relocated portion of any watercourse is maintained.
- f. Record the elevation, in relation to mean sea level or the highest adjacent grade, where applicable, of the lowest floor (including basement) of all new and substantially improved buildings, in accordance with Section D(2).
- g. Record the actual elevation, in relation to mean sea level or the highest adjacent grade, where applicable to which the new and substantially improved buildings have been floodproofed, in accordance with Section D(2).
- h. When floodproofing is utilized for a nonresidential structure, obtain certification of design criteria from a Tennessee registered professional engineer or architect, in accordance with Section D(2).
- i. Where interpretation is needed as to the exact location of boundaries of the Areas of Special Flood Hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), make the necessary interpretation. Any person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this Ordinance.

- j. When Base Flood Elevation data and floodway data have not been provided by FEMA, obtain, review, and reasonably utilize any Base Flood Elevation and floodway data available from a Federal, State, or other sources, including data developed as a result of these regulations, as criteria for requiring that new construction, substantial improvements, or other development in Zone A on the City of La Vergne, Tennessee FIRM meet the requirements of this Ordinance.
- k. Maintain all records pertaining to the provisions of this Ordinance in the office of the Administrator and shall be open for public inspection. Permits issued under the provisions of this Ordinance shall be maintained in a separate file or marked for expedited retrieval within combined files.
- l. A final Finished Construction Elevation Certificate (FEMA Form 086-0-33) is required after construction is completed and prior to Certificate of Compliance/Occupancy issuance. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to Certificate of Compliance/Occupancy issuance. In some instances, another certification may be required to certify corrected as-built construction. Failure to submit the certification or failure to make required corrections shall be cause to withhold the issuance of a Certificate of Compliance/Occupancy. The Finished Construction Elevation Certificate certifier shall provide at least 2 photographs showing the front and rear of the building taken within 90 days from the date of certification. The photographs must be taken with views confirming the building description and diagram number provided in Section A. To the extent possible, these photographs should show the entire building including foundation. If the building has split-level or multi-level areas, provide at least 2 additional photographs showing side views of the building. In addition, when applicable, provide a photograph of the foundation showing a representative example of the flood openings or vents. All photographs must be in color and measure at least 3" x 3". Digital photographs are acceptable.

E. PROVISIONS FOR FLOOD HAZARD REDUCTION

1. General Standards

In all areas of special flood hazard, the following provisions are required:

- a. New construction and substantial improvements shall be anchored to prevent flotation, collapse and lateral movement of the structure;
- b. Manufactured homes shall be installed using methods and practices that minimize flood damage. They must be elevated and anchored to prevent flotation, collapse and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State of Tennessee and local anchoring requirements for resisting wind forces.
- c. New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;
- d. New construction and substantial improvements shall be constructed by methods and practices that minimize flood damage;
- e. All electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
- f. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
- g. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
- h. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;
- i. Any alteration, repair, reconstruction or improvements to a building that is in compliance with the provisions of this Ordinance, shall meet the requirements of "new construction" as contained in this Ordinance;
- j. Any alteration, repair, reconstruction or improvements to a building that is not in compliance with the provision of this Ordinance, shall be undertaken only if said non-conformity is not further extended or replaced;
- k. All new construction and substantial improvement proposals shall provide copies of all necessary Federal and State permits, including

Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334;

- l. All subdivision proposals and other proposed new development proposals shall meet the standards of Section E(2);
- m. When proposed new construction and substantial improvements are partially located in an area of special flood hazard, the entire structure shall meet the standards for new construction;
- n. When proposed new construction and substantial improvements are located in multiple flood hazard risk zones or in a flood hazard risk zone with multiple Base Flood Elevations, the entire structure shall meet the standards for the most hazardous flood hazard risk zone and the highest Base Flood Elevation.

2. Specific Standards

In all Areas of Special Flood Hazard, the following provisions, in addition to those set forth in Section E(1), are required:

a. Residential Structures

In AE Zones where Base Flood Elevation data is available, new construction and substantial improvement of any residential building (or manufactured home) shall have the lowest floor, including basement, elevated to no lower than one (1) foot above the Base Flood Elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures".

Within approximate A Zones where Base Flood Elevations have not been established and where alternative data is not available, the administrator shall require the lowest floor of a building to be elevated to a level of at least three (3) feet above the highest adjacent grade (as defined in Article II). Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures"

b. Non-Residential Structures

In AE Zones, where Base Flood Elevation data is available, new construction and substantial improvement of any commercial, industrial, or non-residential building, shall have the lowest floor, including basement, elevated or floodproofed to no lower than one (1) foot above the level of the Base Flood Elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures"

In approximate A Zones, where Base Flood Elevations have not been established and where alternative data is not available, new construction and substantial improvement of any commercial, industrial, or non-residential building, shall have the lowest floor, including basement, elevated or floodproofed to no lower than three (3) feet above the highest adjacent grade (as defined in Section B). Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures"

Non-Residential buildings located in all A Zones may be floodproofed, in lieu of being elevated, provided that all areas of the building below the required elevation are watertight, with walls substantially impermeable to the passage of water, and are built with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A Tennessee registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above, and shall provide such certification to the Administrator as set forth in Section D(2).

c. Enclosures

All new construction and substantial improvements that include fully enclosed areas formed by foundation and other exterior walls below the lowest floor that are subject to flooding, shall be designed to preclude finished living space and designed to allow for the entry and exit of flood waters to automatically equalize hydrostatic flood forces on exterior walls.

- i. Designs for complying with this requirement must either be certified by a Tennessee professional engineer or architect or meet or exceed the following minimum criteria.

- (1) Provide a minimum of two openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding;
 - (2) The bottom of all openings shall be no higher than one (1) foot above the finished grade;
 - (3) Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.
 - ii. The enclosed area shall be the minimum necessary to allow for parking of vehicles, storage or building access.
 - iii. The interior portion of such enclosed area shall not be finished or partitioned into separate rooms in such a way as to impede the movement of floodwaters and all such partitions shall comply with the provisions of Section E(2).
- d. Standards for Manufactured Homes and Recreational Vehicles
- i. All manufactured homes placed, or substantially improved, on: (1) individual lots or parcels, (2) in expansions to existing manufactured home parks or subdivisions, or (3) in new or substantially improved manufactured home parks or subdivisions, must meet all the requirements of new construction.
 - ii. All manufactured homes placed or substantially improved in an existing manufactured home park or subdivision must be elevated so that either:
 - (1) In AE Zones, with Base Flood Elevations, the lowest floor of the manufactured home is elevated on a permanent foundation to no lower than one (1) foot above the level of the Base Flood Elevation or
 - (2) In approximate A Zones, without Base Flood Elevations, the manufactured home chassis is elevated and supported by reinforced piers (or other foundation elements of at least equivalent strength) that are at least three (3) feet in height above the highest adjacent grade (as defined in Section B).

- iii. Any manufactured home, which has incurred “substantial damage” as the result of a flood, must meet the standards of Sections E(1) and E(2).
- iv. All manufactured homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.
- v. All recreational vehicles placed in an identified Special Flood Hazard Area must either:
 - (1) Be on the site for fewer than 180 consecutive days;
 - (2) Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or additions), or;
 - (3) The recreational vehicle must meet all the requirements for new construction.
- e. Standards for Subdivisions and Other Proposed New Development Proposals

Subdivisions and other proposed new developments, including manufactured home parks, shall be reviewed to determine whether such proposals will be reasonably safe from flooding.

 - i. All subdivision and other proposed new development proposals shall be consistent with the need to minimize flood damage.
 - ii. All subdivision and other proposed new development proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.
 - iii. All subdivision and other proposed new development proposals shall have adequate drainage provided to reduce exposure to flood hazards.
 - iv. In all approximate A Zones require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions)

greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals Base Flood Elevation data (See Section E(5)).

3. Standards for Special Flood Hazard Areas with Established Base Flood Elevations and With Floodways Designated

Located within the Special Flood Hazard Areas established in Section C(2), are areas designated as floodways. A floodway may be an extremely hazardous area due to the velocity of floodwaters, debris or erosion potential. In addition, the area must remain free of encroachment in order to allow for the discharge of the base flood without increased flood heights and velocities. Therefore, the following provisions shall apply:

- a. Encroachments are prohibited, including fill, new construction, substantial improvements or other development within the adopted regulatory floodway. Development may be permitted however, provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the encroachment shall not result in any increase in flood levels or floodway widths during a base flood discharge. A registered professional engineer must provide supporting technical data and certification thereof;
- b. A community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the applicant first applies for a conditional letter of map revision (CLOMR) and floodway revision, fulfills the requirements for such revisions as established under the provisions of § 65.12, and receives the approval of FEMA;
- c. ONLY if Section E(3), provisions (a) through (b) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Section E(1) and E(2).

4. Standards for Areas of Special Flood Hazard Zones AE with Established Base Flood Elevations but Without Floodways Designated

Located within the Special Flood Hazard Areas established in Section C(2), where streams exist with base flood data provided but where no floodways have been designated (Zones AE), the following provisions apply:

- a. Require until a regulatory floodway is designated, that no new construction, substantial, or other development, including fill shall be permitted within Zone AE on the community's FIRM, unless it is

demonstrated through hydrologic and hydraulic analyses performed that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the community.

- b. A community may permit encroachments within Zones AE on the community's FIRM, that would result in an increase in the water surface elevation of the base flood, provided that the applicant first applies for a conditional letter of map revision (CLOMR) and floodway revision, fulfills the requirements for such revisions as established under the provisions of § 65.12, and receives the approval of FEMA;
- c. ONLY if Section E(4) provisions (a) through (b) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Section E(1) and E(2).

5. Standards for Streams without Established Base Flood Elevations and Floodways (A Zones)

Located within the Special Flood Hazard Areas established in Section C(2), where streams exist, but no base flood data has been provided and where a Floodway has not been delineated, the following provisions shall apply:

- a. The Administrator shall obtain, review, and reasonably utilize any Base Flood Elevation and floodway data available from any Federal, State, or other sources, including data developed as a result of these regulations (see 2 below), as criteria for requiring that new construction, substantial improvements, or other development in approximate A Zones meet the requirements of Section E(1) and E(2).
- b. Require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals Base Flood Elevation data.
- c. Within approximate A Zones, where Base Flood Elevations have not been established and where such data is not available from other sources, require the lowest floor of a building to be elevated or floodproofed to a level of at least three (3) feet above the highest adjacent grade (as defined in Section B). All applicable data including elevations or floodproofing certifications shall be recorded as set forth in Article IV, Section B. Openings sufficient to facilitate

automatic equalization of hydrostatic flood forces on exterior walls shall be provided in accordance with the standards of Section E(2).

- d. Within approximate A Zones, where Base Flood Elevations have not been established and where such data is not available from other sources, no encroachments, including structures or fill material, shall be located within an area equal to the width of the stream or twenty feet (20), whichever is greater, measured from the top of the stream bank, unless certification by a Tennessee registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the City of La Vergne, Tennessee. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles.
- e. New construction and substantial improvements of buildings, where permitted, shall comply with all applicable flood hazard reduction provisions of Sections E(1) and E(2). Within approximate A Zones, require that those subsections of Section E(2) dealing with the alteration or relocation of a watercourse, assuring watercourse carrying capacities are maintained and manufactured homes provisions are complied with as required.

6. Standards For Areas of Shallow Flooding (Zone AO)

Located within the Special Flood Hazard Areas established in Section C(2), are areas designated as shallow flooding areas. These areas have special flood hazards associated with base flood depths of one (1) to three (3) feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate. In addition to Sections E(1) and E(2), all new construction and substantial improvements shall meet the following requirements:

- a. The lowest floor (including basement) shall be elevated at least as high as the depth number specified on the Flood Insurance Rate Map (FIRM), in feet, plus a freeboard of one (1) foot above the highest adjacent grade; or at least three (3) feet above the highest adjacent grade, if no depth number is specified.
- b. Non-residential structures may, in lieu of elevation, be floodproofed to the same level as required in Section E(6)(a) so that the structure, together with attendant utility and sanitary facilities, below that level shall be watertight with walls substantially impermeable to the passage of water and with structural components having the

capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Certification is required in accordance with Section D(2)(a)(iii) and Section E(2)(b).

- c. Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

7. Standards For Areas of Shallow Flooding (Zone AH)

Located within the Special Flood Hazard Areas established in Section C(2), are areas designated as shallow flooding areas. These areas are subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are one (1) to three (3) feet. Base Flood Elevations are derived from detailed hydraulic analyses are shown in this zone. In addition to meeting the requirements of Sections E(1) and E(2), all new construction and substantial improvements shall meet the following requirements:

- a. Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

8. Standards For Areas Protected by Flood Protection System (A-99 Zones)

Located within the Areas of Special Flood Hazard established in Section C(2), are areas of the 100-year floodplain protected by a flood protection system but where Base Flood Elevations have not been determined. Within these areas (A-99 Zones) all provisions of Section D and Section E shall apply.

9. Standards for Unmapped Streams

Located within the City of La Vergne, Tennessee, are unmapped streams where areas of special flood hazard are neither indicated nor identified. Adjacent to such streams, the following provisions shall apply:

- a. No encroachments including fill material or other development including structures shall be located within an area of at least equal to twice the width of the stream, measured from the top of each stream bank, unless certification by a Tennessee registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the La Vergne.

- b. When a new flood hazard risk zone, and Base Flood Elevation and floodway data is available, new construction and substantial improvements shall meet the standards established in accordance with Sections D and E.
- c. ONLY if Section E(9) provisions (a) and (b) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Sections E(1) and E(2).

F. VARIANCE PROCEDURES

1. Board of Zoning Appeals

a. Authority

The City of La Vergne Board of Zoning Appeals shall hear and decide appeals and requests for variances from the requirements of this Ordinance.

b. Appeals: How Taken

An appeal to the Board of Zoning Appeals may be taken by any person, firm or corporation aggrieved or by any governmental officer, department, or bureau affected by any decision of the Administrator based in whole or in part upon the provisions of this Ordinance. Such appeal shall be taken by filing with the Board of Zoning Appeals a notice of appeal, specifying the grounds thereof. In all cases where an appeal is made by a property owner or other interested party, an application fee as set forth in the fee schedule adopted with the annual budget shall be paid by the appellant. The Administrator shall transmit to the Board of Zoning Appeals all papers constituting the record upon which the appeal action was taken. The Board of Zoning Appeals shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to parties in interest. At the hearing, any person or party may appear and be heard in person or by agent or by attorney.

c. Powers

The Board of Zoning Appeals shall have the following powers:

i. Administrative Review

To hear and decide appeals where it is alleged by the applicant that there is error in any order, requirement, permit, decision, determination, or refusal made by the Administrator or other administrative official in carrying out or enforcement of any provisions of this Ordinance.

ii. Variance Procedures

In the case of a request for a variance the following shall apply:

- (1) The City of La Vergne Board of Zoning Appeals shall hear and decide appeals and requests for variances from the requirements of this Ordinance.
- (2) Variances may be issued for the repair or rehabilitation of historic structures as defined, herein, upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary deviation from the requirements of this Ordinance to preserve the historic character and design of the structure.
- (3) In passing upon such applications, the Board of Zoning Appeals shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this Ordinance, and:
 - a) The danger that materials may be swept onto other property to the injury of others;
 - b) The danger to life and property due to flooding or erosion;
 - c) The susceptibility of the proposed facility and its contents to flood damage;
 - d) The importance of the services provided by the proposed facility to the community;
 - e) The necessity of the facility to a waterfront location, in the case of a functionally dependent use;

- f) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
 - g) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 - h) The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - i) The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;
 - j) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, water systems, and streets and bridges.
- (4) Upon consideration of the factors listed above, and the purposes of this Ordinance, the Board of Zoning Appeals may attach such conditions to the granting of variances, as it deems necessary to effectuate the purposes of this Ordinance.
 - (5) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

2. Conditions for Variances

- a. Variances shall be issued upon a determination that the variance is the minimum relief necessary, considering the flood hazard and the factors listed in Section F(1).
- b. Variances shall only be issued upon: a showing of good and sufficient cause, a determination that failure to grant the variance would result in exceptional hardship; or a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or Ordinances.

- c. Any applicant to whom a variance is granted shall be given written notice that the issuance of a variance to construct a structure below the Base Flood Elevation will result in increased premium rates for flood insurance (as high as \$25 for \$100) coverage, and that such construction below the Base Flood Elevation increases risks to life and property.
- d. The Administrator shall maintain the records of all appeal actions and report any variances to FEMA upon request.

SECTION II If any section, clause, provision, or portion of this Ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this Ordinance which is not of itself invalid or unconstitutional.

SECTION III. In case of conflict between this Ordinance or any part thereof, and the whole or part of any existing or future Ordinance of the City of La Vergne, Tennessee, the most restrictive shall in all cases apply.

SECTION IV. This Ordinance shall become effective on May 9, 2023, in accordance with the Charter of the City of La Vergne, Tennessee, and the public welfare demanding it.

LEGAL STATUS PROVISIONS

Approved and certified by the Planning Commission:

Chairman

Date

Public Hearing Held: _____

Approved by the Mayor and Board of Aldermen:

1st Reading

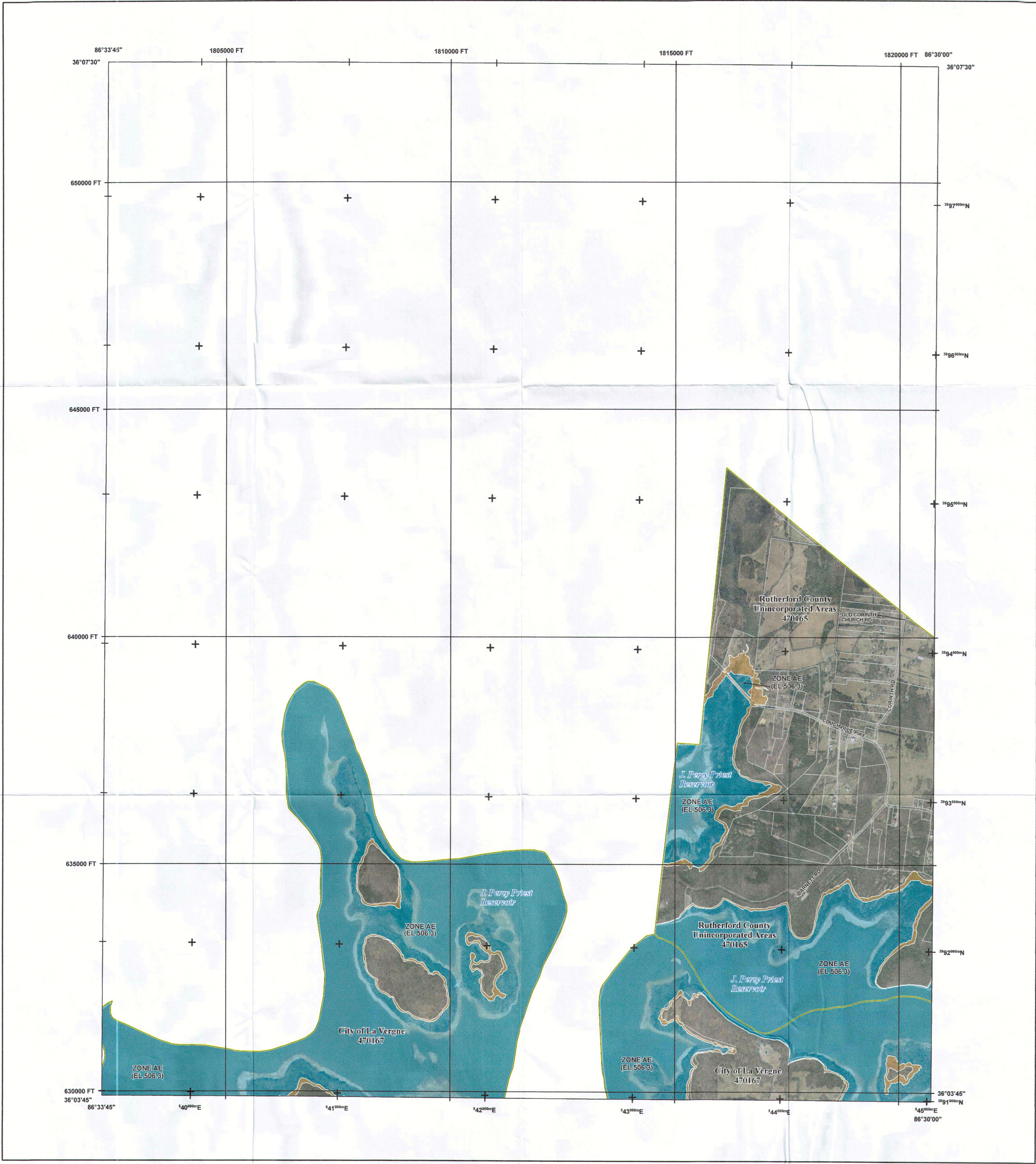
Jason Cole, Mayor

2nd Reading

ATTEST:

Bruce E. Richardson, City Recorder

Published in the Murfreesboro Post on _____.



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Base Flood Elevation Line (BFE)
	Limit of Study	
	Jurisdiction Boundary	

NOTES TO USERS

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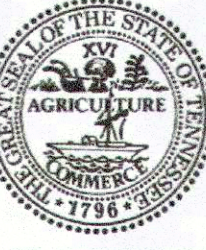
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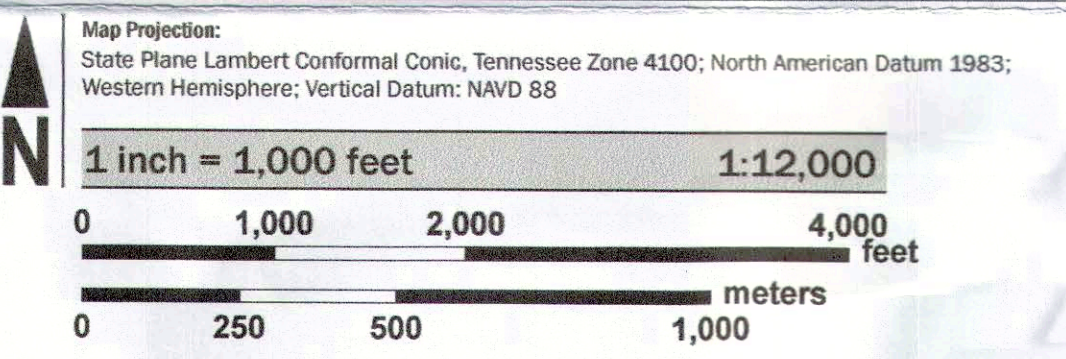
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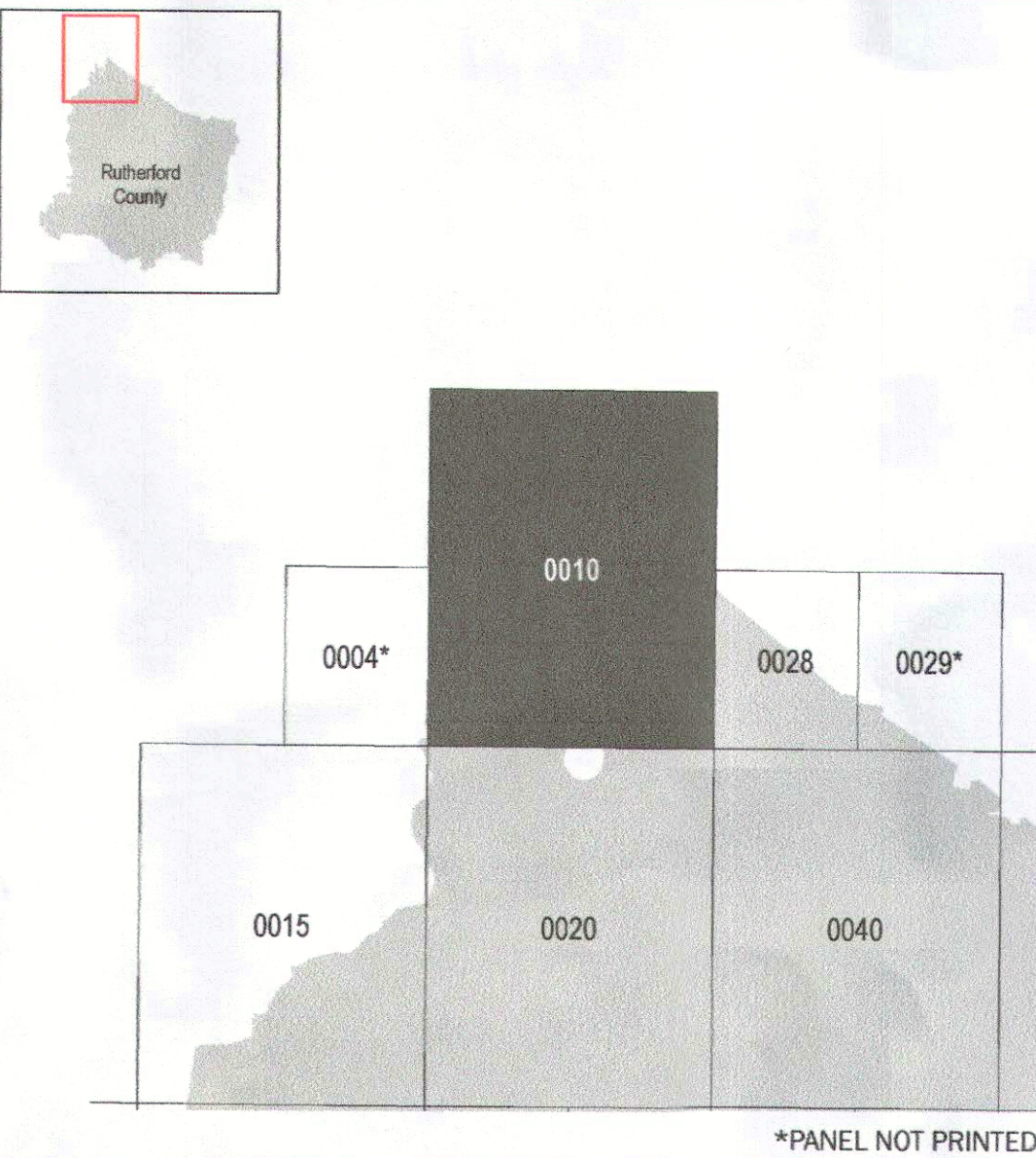
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SCALE



PANEL LOCATOR





National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
RUTHERFORD COUNTY,
TENNESSEE
and Incorporated Areas
PANEL 10 OF 457

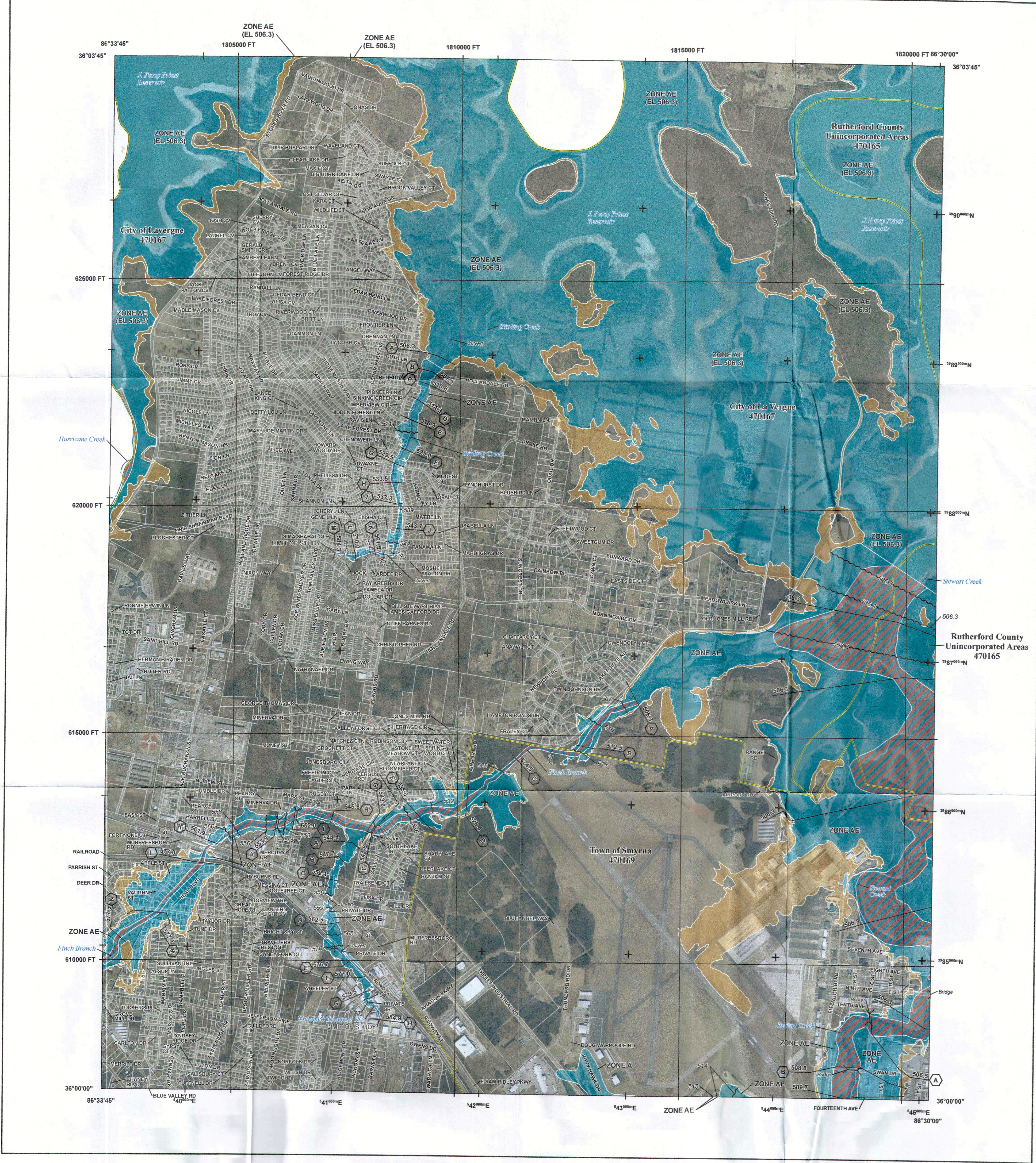
Panel Contains:
COMMUNITY
LAVERGNE, CITY OF
RUTHERFORD COUNTY

NUMBER	PANEL	SUFFIX
470167	0010	J
470165	0010	J



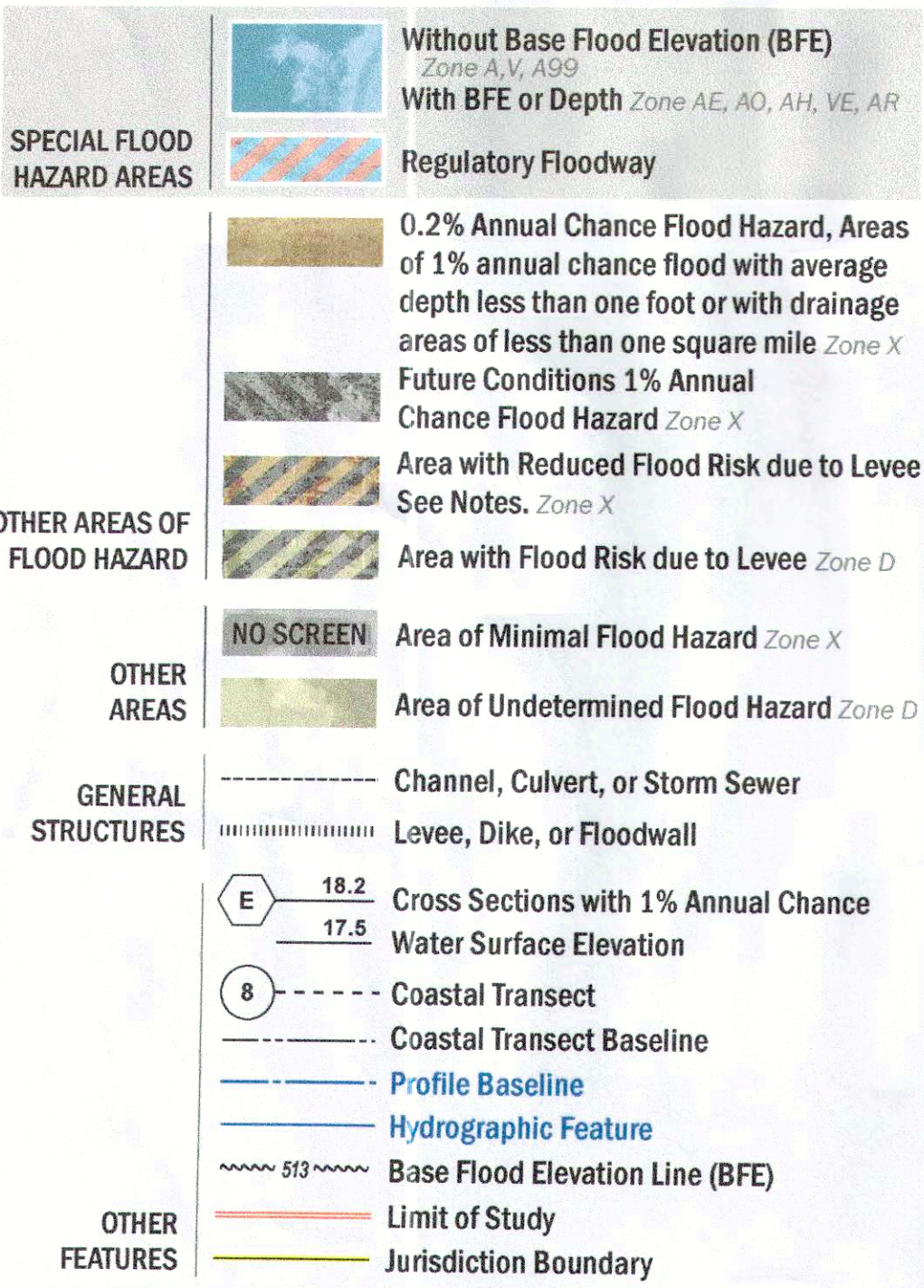
FEMA

VERSION NUMBER
2.4.3.6
MAP NUMBER
47149C0010J
MAP REVISED
MAY 9, 2023



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
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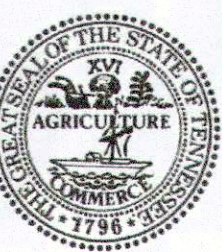
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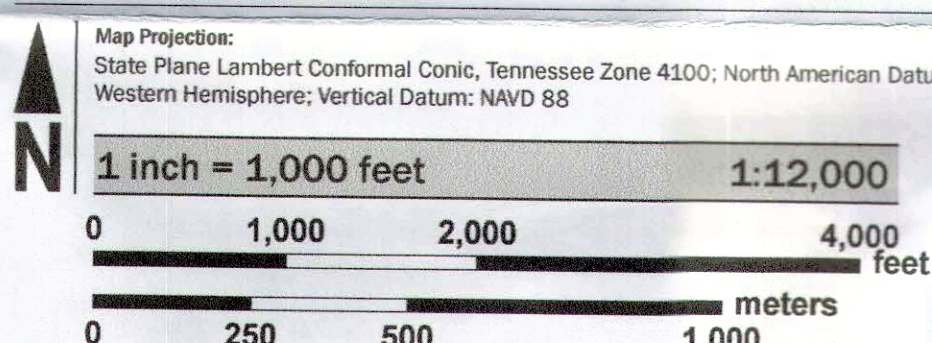
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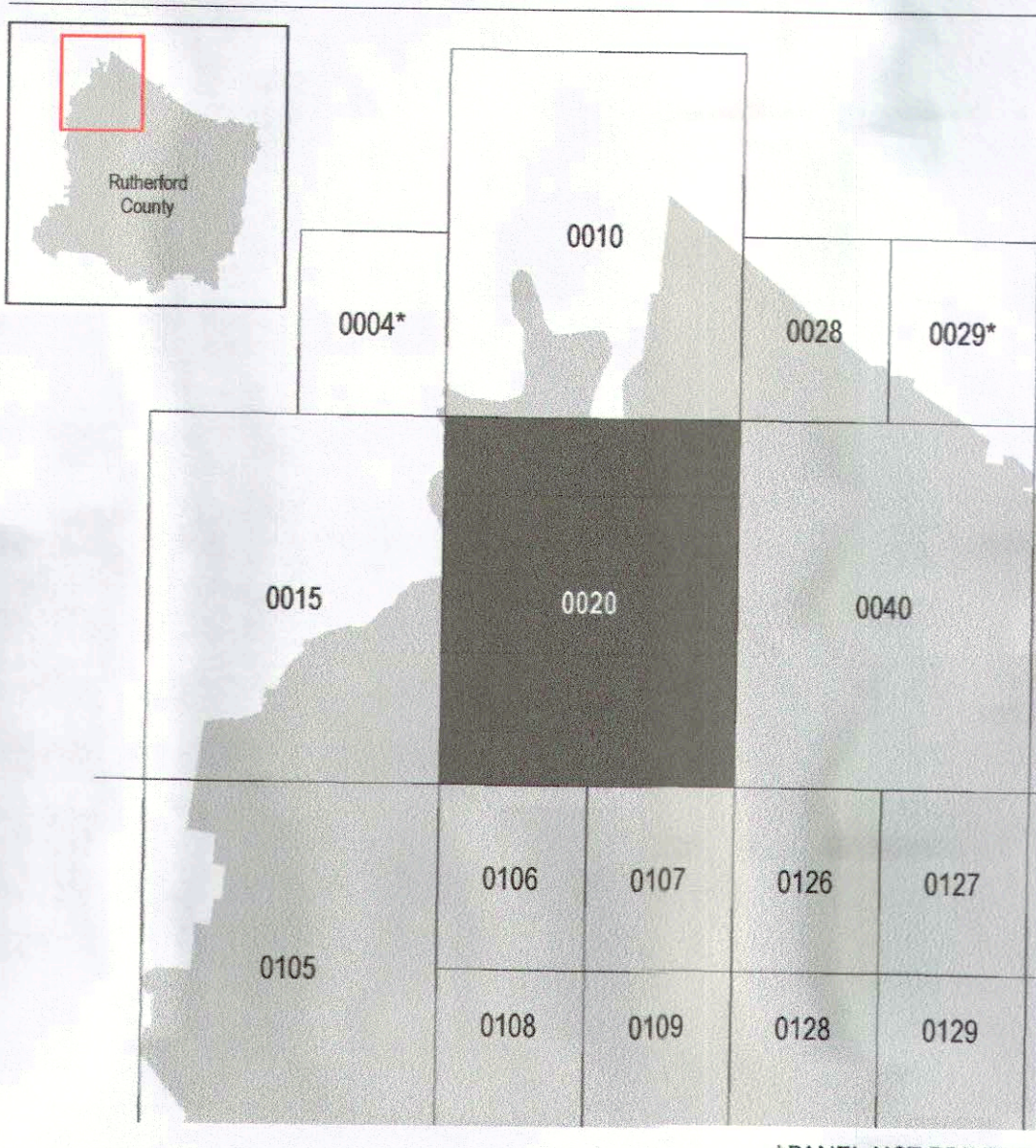
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SCALE



PANEL LOCATOR



*PANEL NOT PRINTED

FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

RUTHERFORD COUNTY,
TENNESSEE
and Incorporated Areas

PANEL 20 OF 457

COMMUNITY	NUMBER	PANEL	SUFFIX
LAVERGNE, CITY OF	470167	0020	K
RUTHERFORD COUNTY	470165	0020	K
SMYRNA, TOWN OF	470169	0020	K

VERSION NUMBER
2.4.3.6

MAP NUMBER
47149C0020K

MAP REVISED
MAY 9, 2023



FLOOD HAZARD INFORMATION

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[HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Base Flood Elevation Line (BFE)
		Limit of Study
	Jurisdiction Boundary	

NOTES TO USERS

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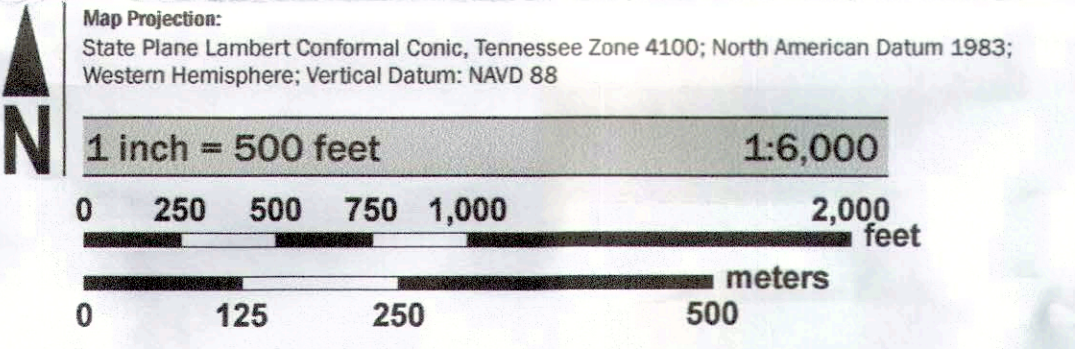
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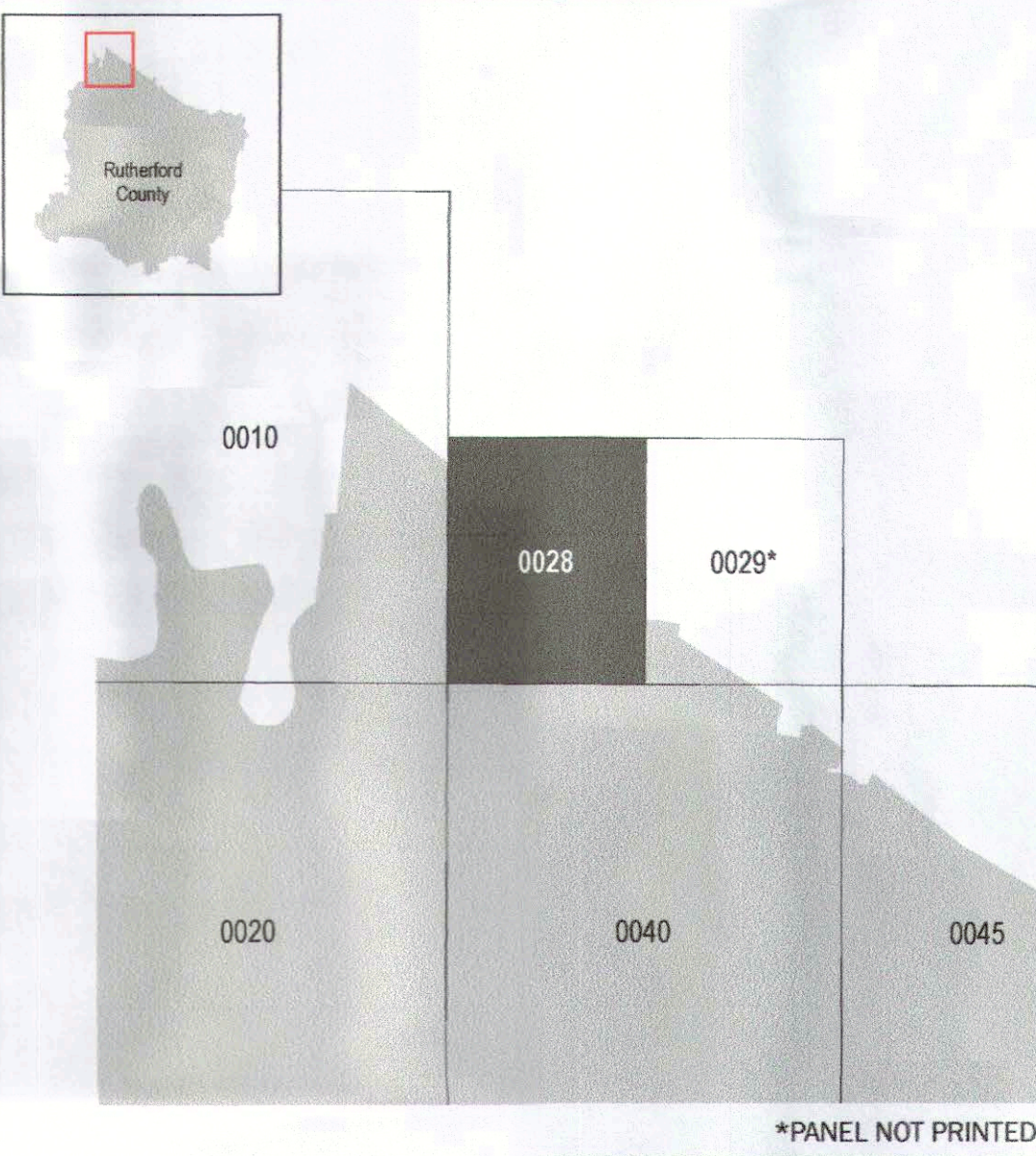
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SCALE



PANEL LOCATOR





National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

RUTHERFORD COUNTY, TENNESSEE
and Incorporated Areas

PANEL 28 of 457

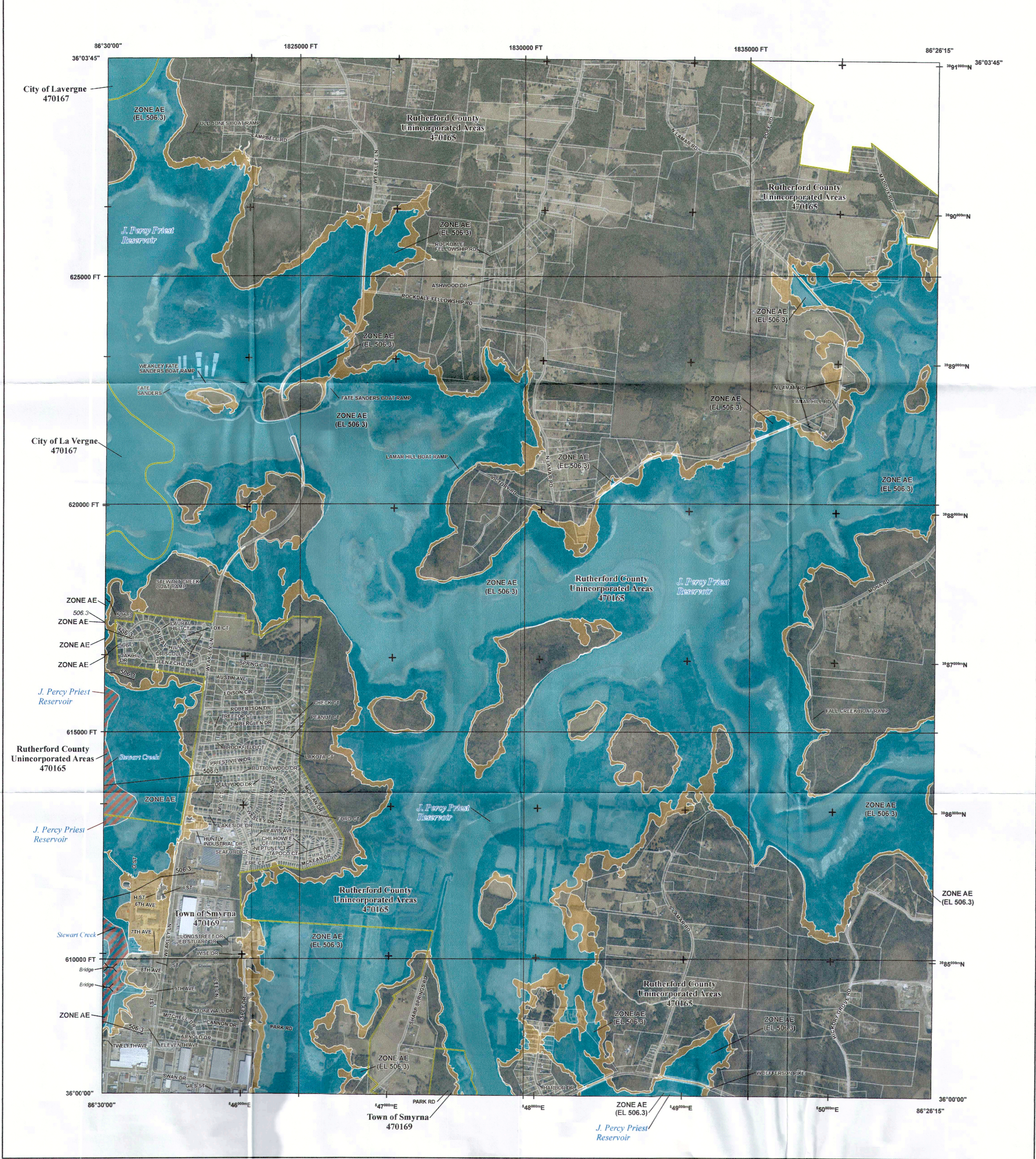
Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
LAVERGNE, CITY OF	470167	0028	J
RUTHERFORD COUNTY	470165	0028	J

VERSION NUMBER
2.4.3.6

MAP NUMBER
47149C0028J

MAP REVISED
MAY 9, 2023



FLOOD HAZARD INFORMATION

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		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
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		Coastal Transect
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary

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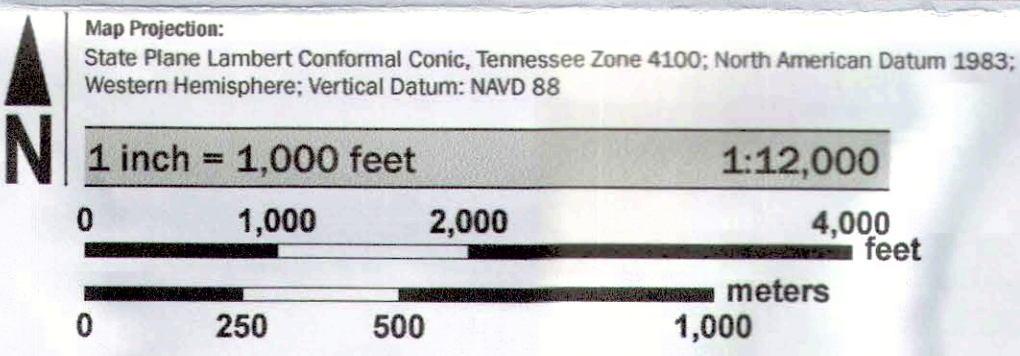
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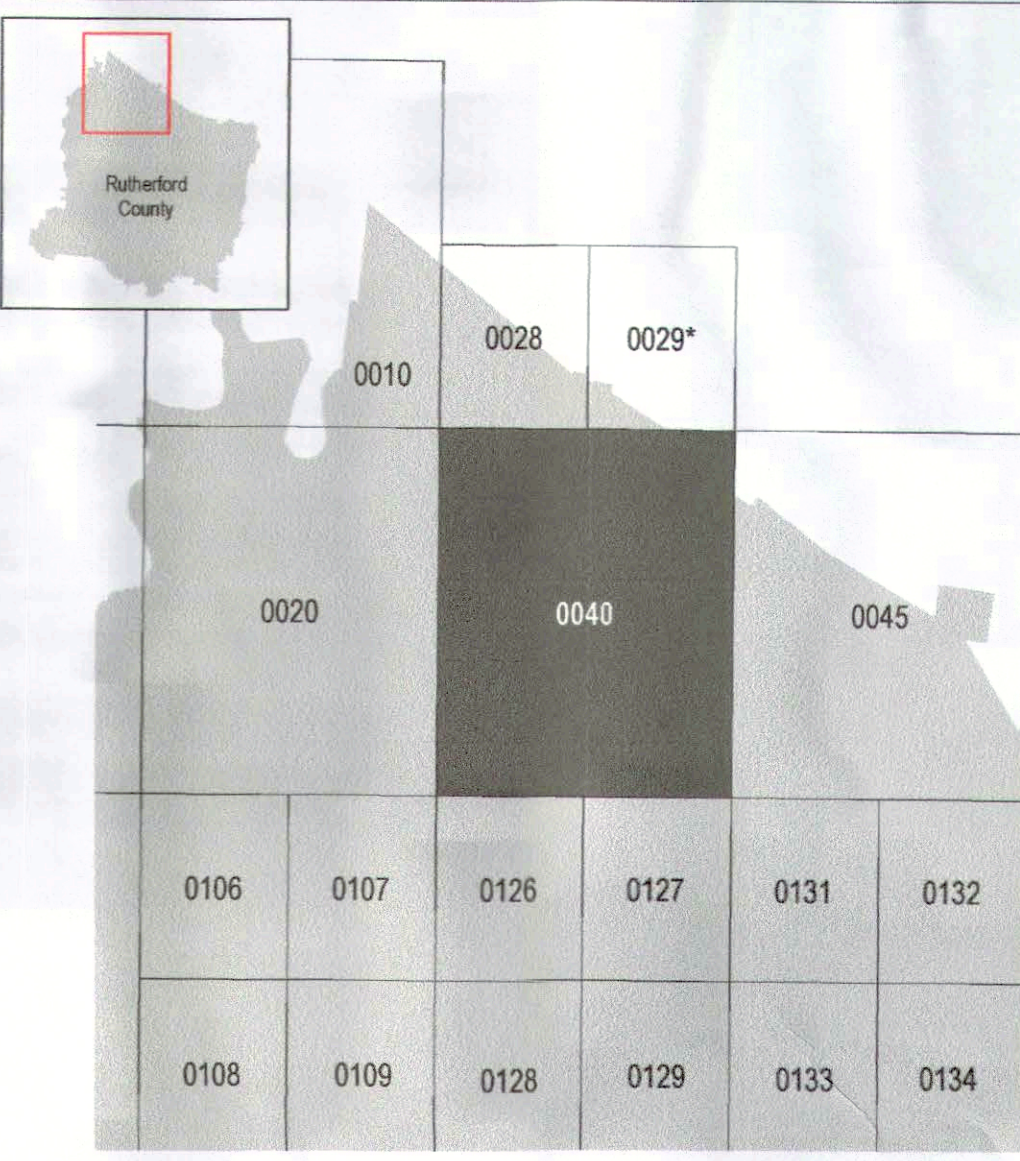
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SCALE



PANEL LOCATOR



*PANEL NOT PRINTED

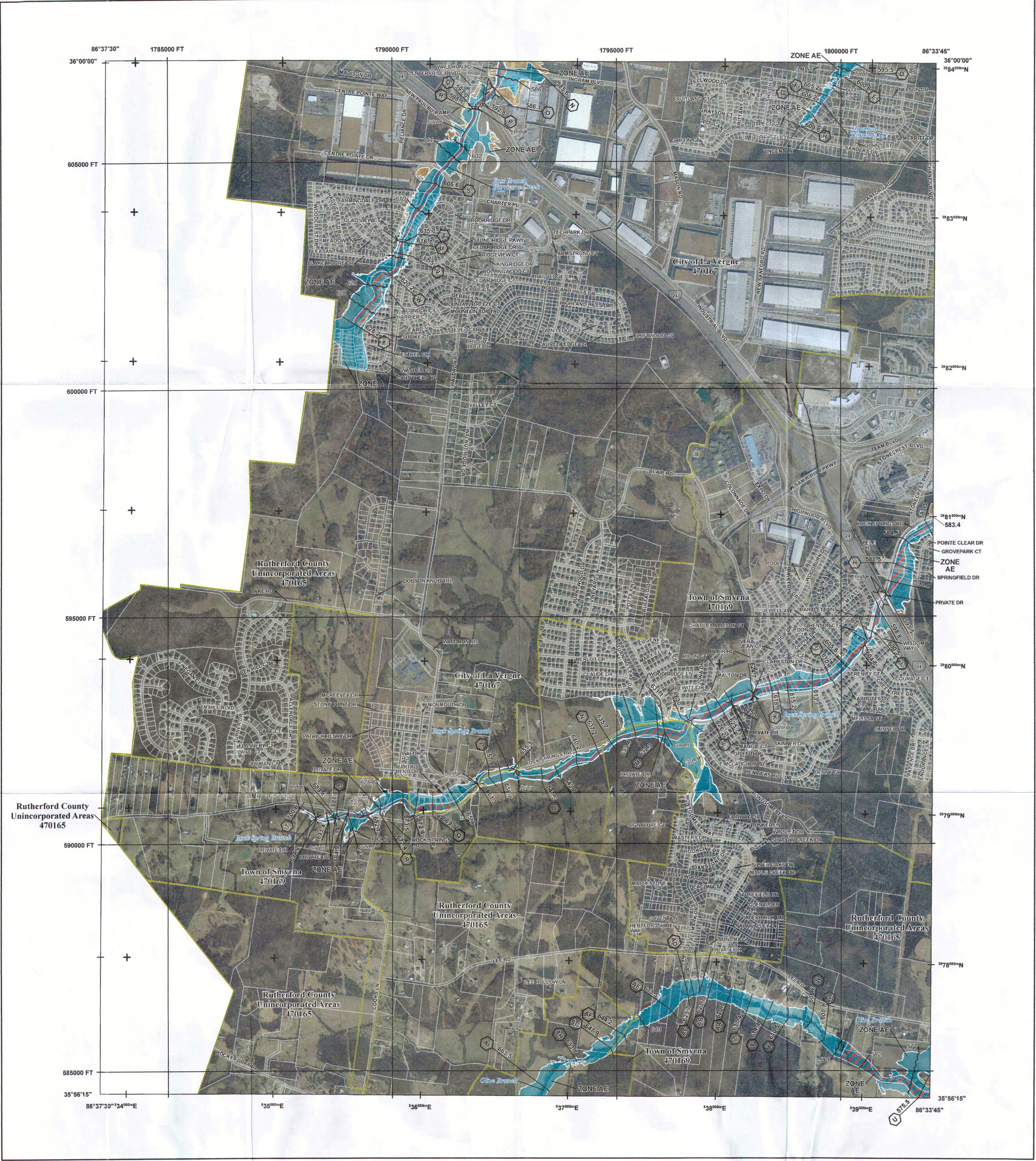
FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

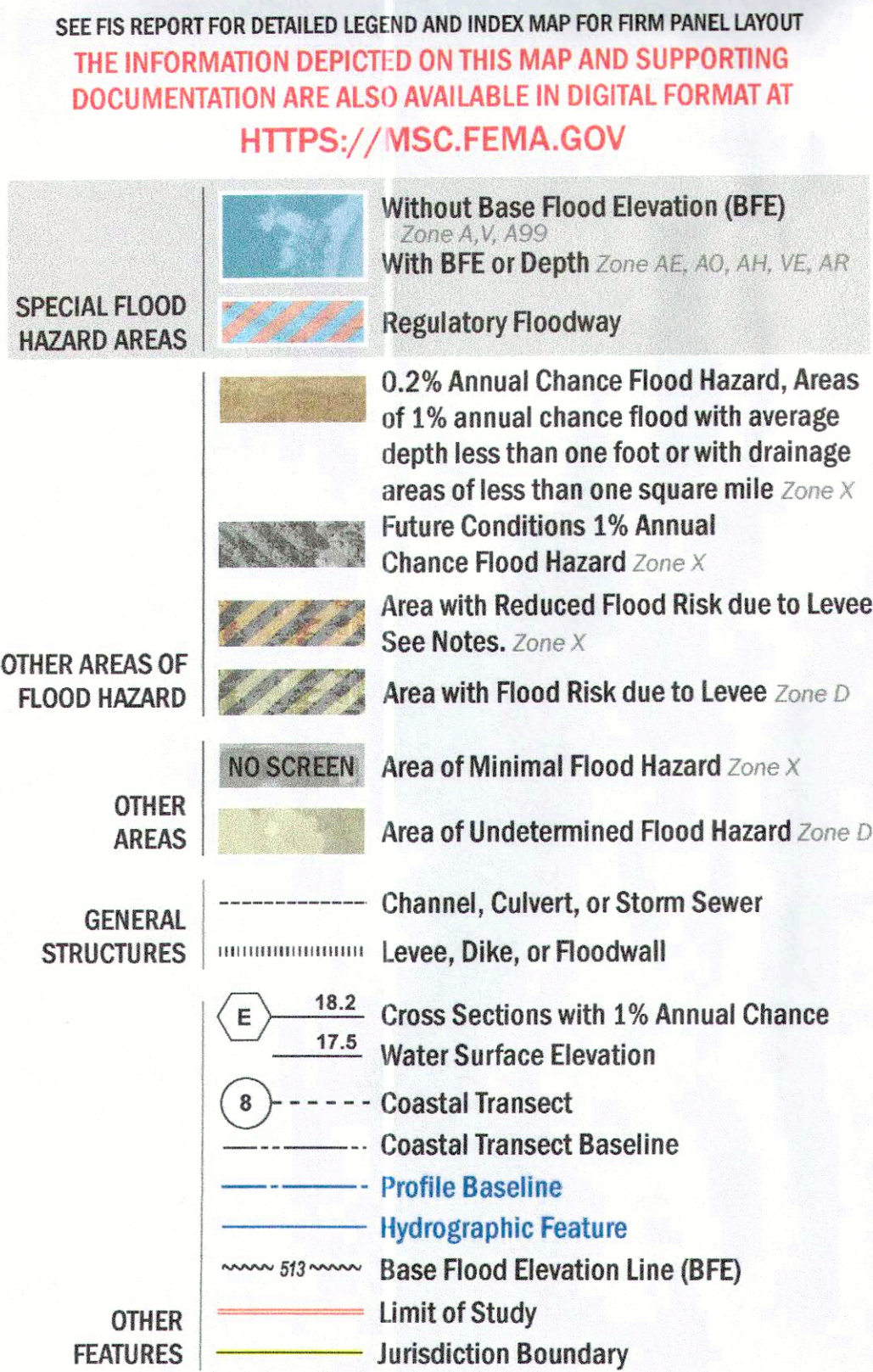
RUTHERFORD COUNTY,
TENNESSEE
and Incorporated Areas
PANEL 40 OF 457

Panel Contains:			
COMMUNITY	NUMBER	PANEL	SUFFIX
LAVERGNE, CITY OF	470167	0040	K
RUTHERFORD COUNTY	470165	0040	K
SMYRNA, TOWN OF	470169	0040	K

VERSION NUMBER
2.4.3.6
MAP NUMBER
47149C0040K
MAP REVISED
MAY 9, 2023



FLOOD HAZARD INFORMATION



NOTES TO USERS

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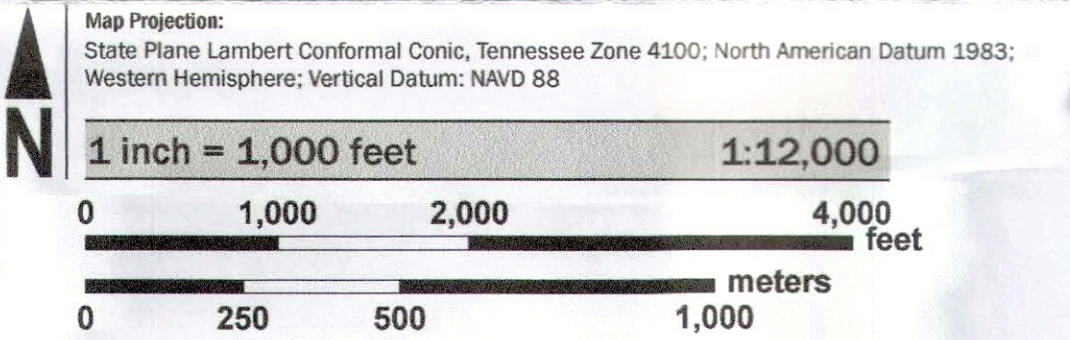
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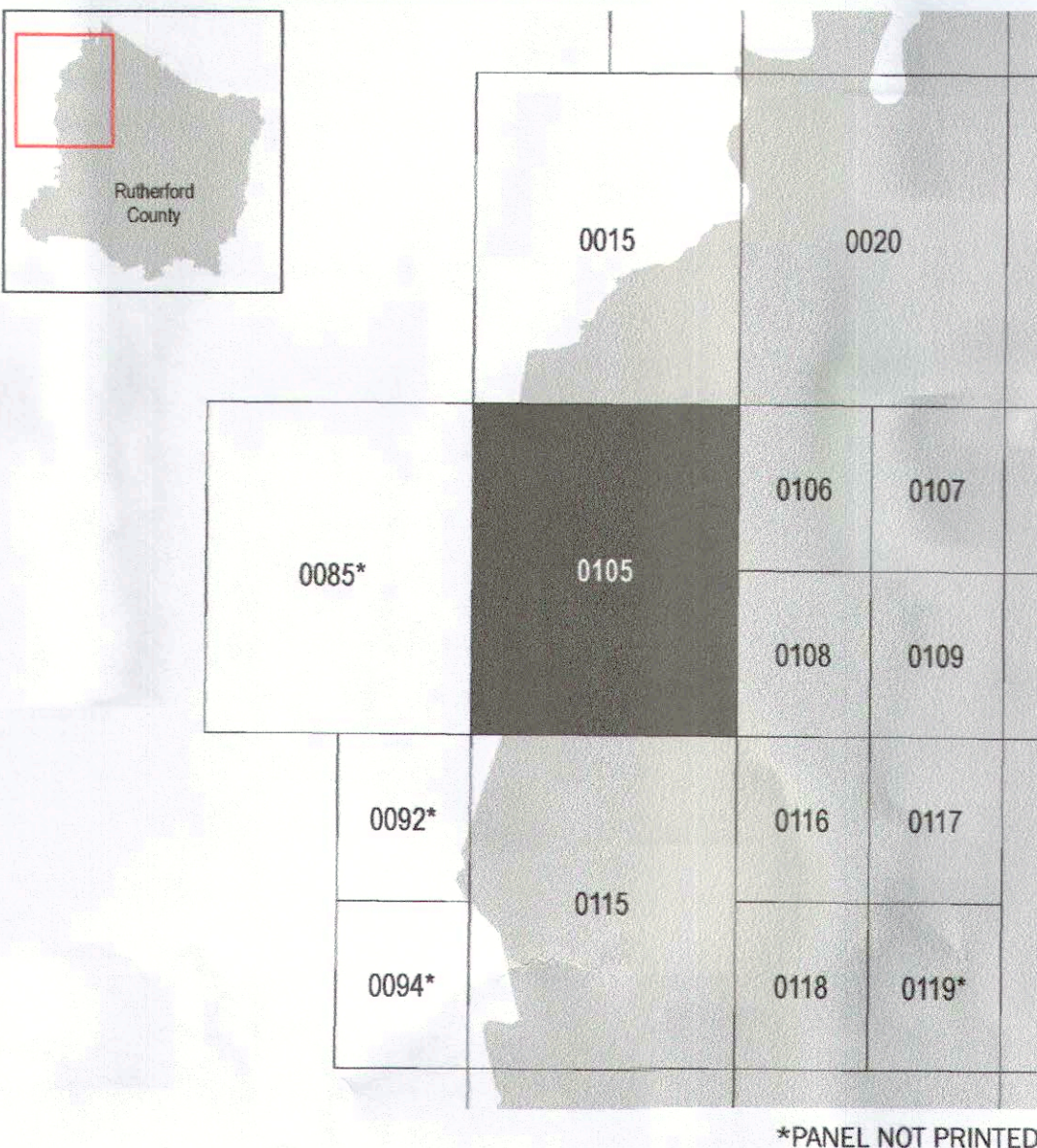
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SCALE



PANEL LOCATOR



National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

RUTHERFORD COUNTY, TENNESSEE and Incorporated Areas

PANEL 105 OF 457

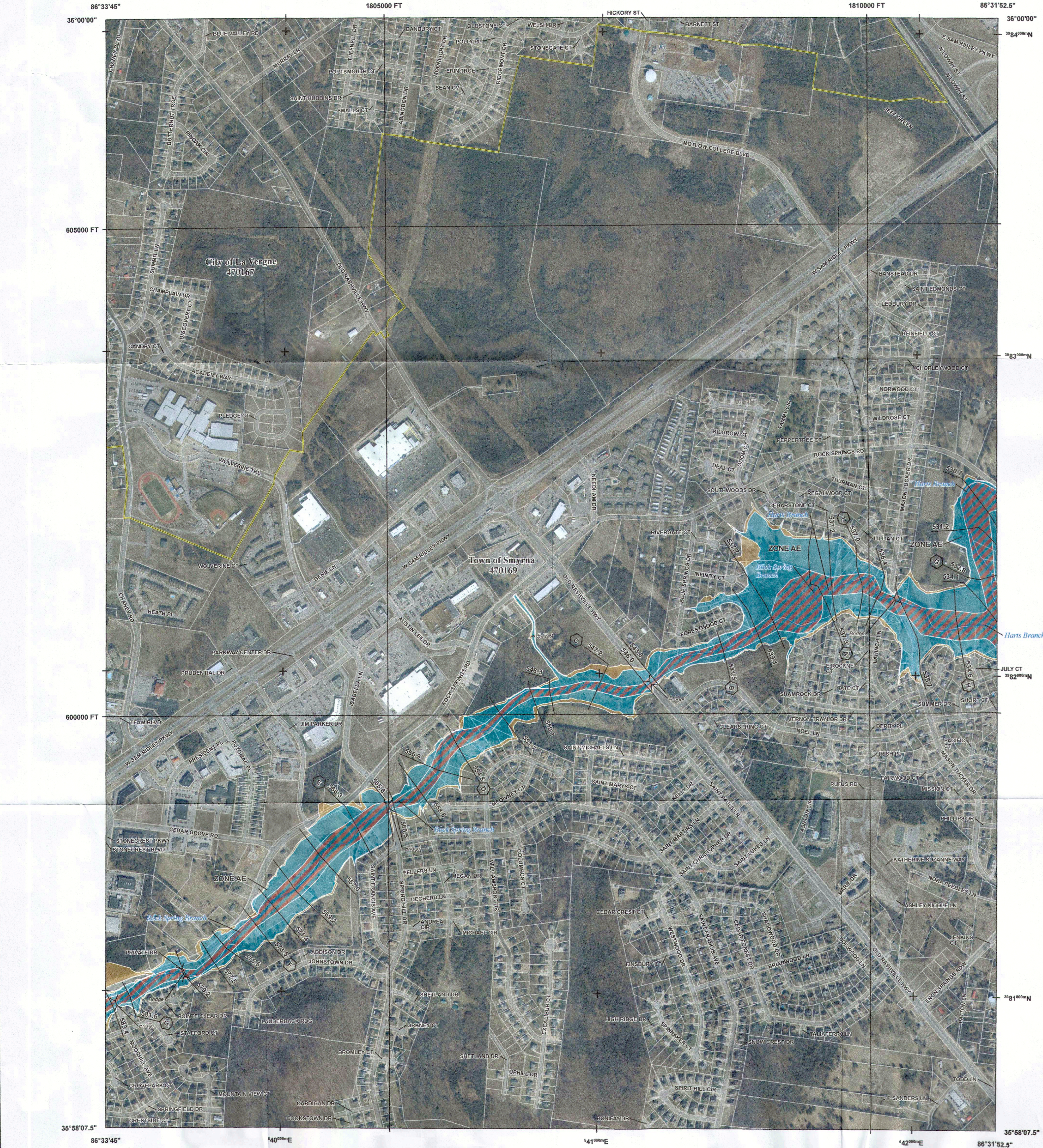
Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
LAVERGNE, CITY OF	470167	0105	I
RUTHERFORD COUNTY	470165	0105	I
SMYRNA, TOWN OF	470169	0105	I

VERSION NUMBER
2.4.3.6

MAP NUMBER
47149C0105J

MAP REVISED
MAY 9, 2023



FLOOD HAZARD INFORMATION

SEE HIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
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[HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)

	Without Base Flood Elevation (BFE) Zone A, V, AE3
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee See Notes, Zone X
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	Area of Minimal Flood Hazard Zone X
	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

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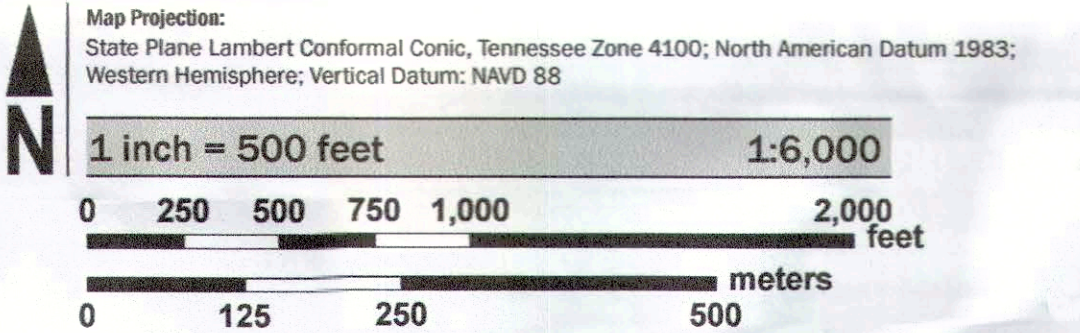
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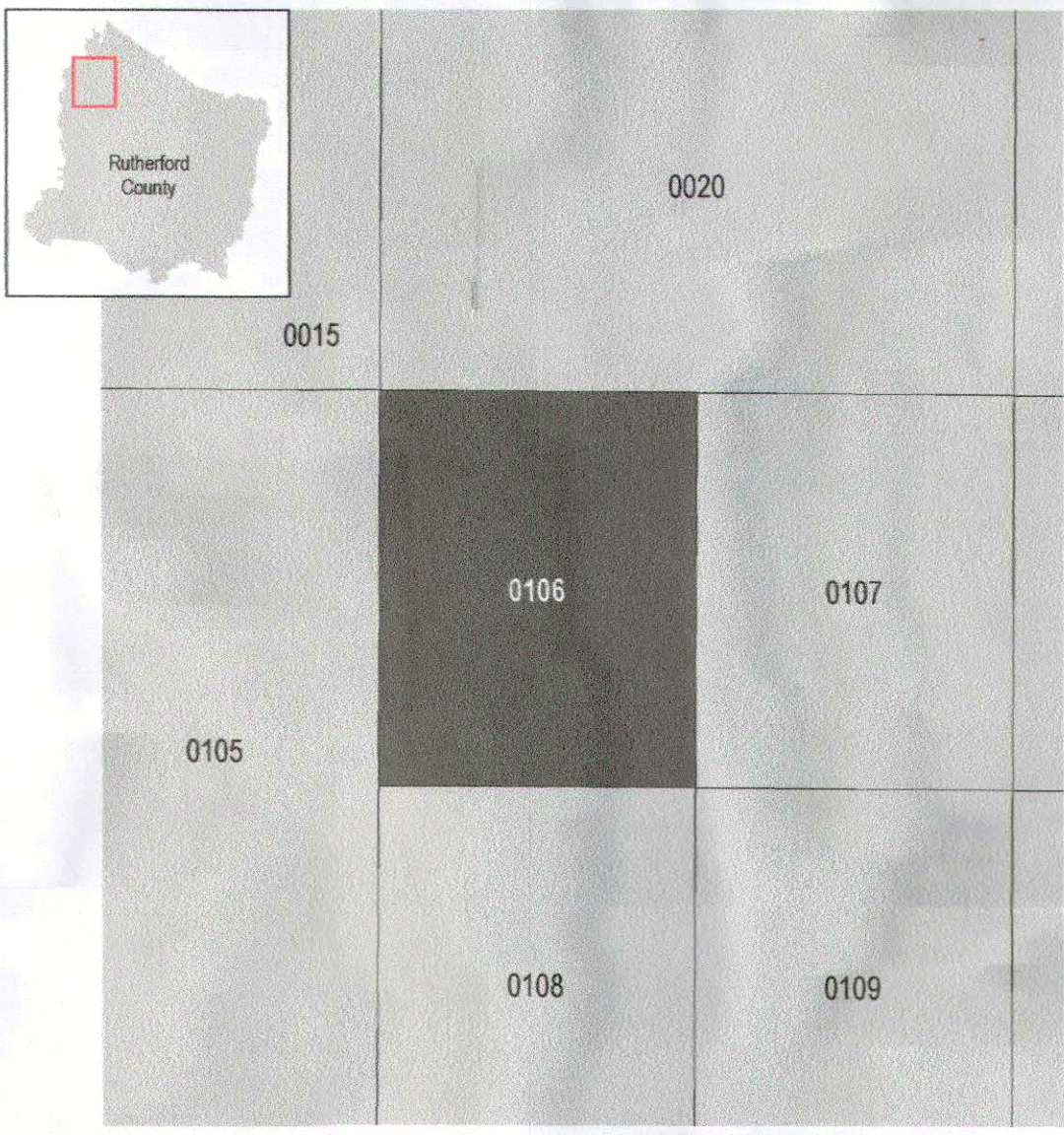
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SCALE



PANEL LOCATOR



National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
RUTHERFORD COUNTY,
TENNESSEE
and Incorporated Areas
PANEL 106 OF 457

Panel Contains:
COMMUNITY
LAVERGNE, CITY OF
SMYRNA, TOWN OF

NUMBER PANEL SUFFIX
470167 0106 J
470169 0106 J

VERSION NUMBER
2.4.3.6
MAP NUMBER
47149C0106J
MAP REVISED
MAY 9, 2023

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.

WHEREAS, the following changes have been reviewed by the La Vergne Planning Commission; and,

WHEREAS, a public hearing thereon has been held as required by law; and

NOW, THEREFORE BE IT RESOLVED BY THE CITY OF LA VERGNE PLANNING COMMISSION:

That the City of La Vergne Fee Schedule is hereby amended as follows:

SECTION I. Amend the Fee-in-Lieu of Sidewalk Construction as found in Article 4, Section 4-108.5, of the Subdivision Regulations to read as follows:

• Subdivision Regulations - Approved/Amended by Planning Commission	
* Fee-in-Lieu of Sidewalk Construction Fee	The fee-in-lieu of sidewalk construction fee shall be assessed at \$12.00 per square foot for all sidewalks regardless of length.

SECTION II. Each section, subsection, paragraph, sentence and clause of this resolution is hereby declared to be separable and severable. The validity of any section, subsection, paragraph, sentence or clause shall not be effected by the invalidity of any other portion of this resolution, and only any portion declared to be invalid by a court of competent jurisdiction, shall be deleted herefrom.

SECTION III. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION IV. This Resolution shall take effect immediately, the public welfare requiring it.

LEGAL STATUS PROVISIONS

Approved and certified by the Planning Commission:

Chairman

Date

Secretary

Date

Public Hearing Held: March 28, 2023

Date of Legal Notice: February 14, 2023

ATTEST:

Bruce E. Richardson, City Recorder