

WORKSHOP AGENDA

Planning Commission

May 16, 2023 @ 5:30 PM

For the May 30, 2023 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: April 25, 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.
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 - 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.
5. Site Plan - Avenue Grading - Addition of 8,188 Square Feet on 4.73 Acres. Requested by Ragan-Smith. Property located at 121 Jones Boulevard (Tax Map 17, Parcel 6). I-2 (Heavy Industrial) Zoning District. Property owned by Barlow Builders.

NEW BUSINESS

6. Site Plan – 142 Stones River Road – Two Buildings Totaling 8,000 Square Feet Containing Showroom with Office and Indoor Storage on 8.61 Acres. Requested by James Nyquist. Property located at 142 Stones River Road (Tax Map 15M, Group C, Parcel 1). C-2 (Highway Service) Zoning District. Property owned by Titan Home Builders, LLC.
7. Site Plan – Marlowe La Vergne – 376 Apartments on 27.49 Acres. Requested by Kimley Horn. Property located at 243 Blair Road (Tax Map 32, Parcel 6). R-3 (High Density Residential) Zoning District. Property owned by Martin Shofner.
8. Final Plat – Music City Campground – Two Commercial Lots on 6.88 Acres.

Requested by Wamble & Associates. Property has frontage on Murfreesboro Road, Nir Shreibman Blvd. and 73rd Ave. (Tax Map 15, Parcels 16.02 and 15). C-2 (Highway Service) Zoning District. Property owned by Amnon Shreibman.

9. Final Plat – Portico Place, Section 2, Phase 2 & Resubdivision of Common Areas A & B of Section 2, Phase 1 – 52 Lots on 15.69 Acres. Requested by SEC, Inc. Property located on Blair Road (Tax Map 29, Parcel 20.04). PDR (Planned Density Residential) Zoning District. Property owned by Blair Road, LLC.
10. Final Plat – Tidal Wave Addition to La Vergne Plat No. 2 – Two Commercial Lots on 3.86 Acres. Requested by Gonzalez-Strength & Associates. Property located at Murfreesboro Road and Fergus Road (Tax Map 18, Parcel 1.04). C-2 (Highway Service) Zoning District. Property owned by TWAS Properties, LLC.
11. Preliminary Plat – Arbor Ridge, Sections 4, 5, 9A & 10 – 227 Lots on Approximately 86 Acres. Requested by SEC, Inc. Property located on Waldron Road and Blair Road (Tax Map 32, Parcel 4). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes Tennessee, LLC.
12. Concept Plan – Chaney Place – 50 Townhomes on 4.30 Acres. Requested by SEC, Inc. Property located at 237 Chaney Blvd. (Tax Map 28, Parcels 10 & 11). R-3 (High Density Residential) Zoning District. Property owned by Ole South Properties, Inc.
13. Set Bond Amount for Holmes Place (Tax Map 14, Parcel 24). Requested by Wamble & Associates. R-2 (Medium Density Residential) Zoning District.
14. Bonds/Letters of Credit Update.

ADJOURN