WORKSHOP AGENDA

Planning Commission
June 13, 2023 @ 5:30 PM
For the June 27, 2023 Regular Meeting @ 7:00 PM

- Call workshop to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: **May 30, 2023 Regular Meeting**

OLD BUSINESS

2. 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. (**Deferred by Developer.)**

3. 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. (**Deferred by Developer.)**

4. 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. (**Deferred by Developer.)**

5. 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. (**Deferred by developer - Preliminary Plat submitted on same property. See Item 8.)**

6. 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.

7. 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.

NEW BUSINESS

8. Preliminary Plat - Marlowe La Vergne - Two Lots, public waterline easement, and right-of-way dedication 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.

9. Preliminary Plat - La Vergne Co-Op Business Park - Two Lots on 114.9 Acres. Requested by Kimley-Horn. Property located on Old Waldron Road and Waldron Road (Tax Map 15, Parcels 24 & 28). I-2 (Heavy Industrial) Zoning District. Property owned by Tennessee Farmers Cooperative, Inc.

10. Concept Plan - La Vergne Co-Op Business Park - Seven (7) New Buildings Totaling 1,030,580 Square Feet. Requested by Kimley-Horn. Property located on Old Waldron Road and Waldron Road (Tax Map 15, Parcels 24 & 28). I-2 (Heavy Industrial) Zoning District. Property owned by Tennessee Farmers Cooperative, Inc.

11. Site Plan - Skyworks - New Building Totaling 24,867 Square Feet on 3.98 Acres. Requested by Huddleston-Steele, Inc. Property located at 151 Bain Drive (Tax Map 17, Parcel 7.05). I-2 (Heavy Industrial) Zoning District. Property owned by J. Reinhart Holdings, LLC.

12. Final Plat - BJ's Wholesale Club - Resubdivision of Lot 1 - Four Lots on Approximately 18.40 Acres. Requested by Kimley-Horn. Property located on Industrial Blvd. (Tax Map 29, Parcel 14.01). C-2 (Highway Service Commercial) Zoning District. Property owned by BJ's Wholesale Club, Inc.

13. Preliminary Plat - Mission Hills, Revised Section 1 - 15 Lots on 4.79 Acres. Requested by SEC, Inc. 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.

14. Site Plan - Scott Equipment Parts Building - New Building totaling 20,000 Square Feet on 15.72 Acres. Requested by Fulmer-Lucas. Property located at 140 Waldron Road (Tax Map 15, Parcel 170.03). I-2 (Heavy Industrial) Zoning District. Property owned by Scott Equipment, LLC.

15. Concept Plan - Sand Hill Villas - Seven (7) Lots on 0.87 Acres. Requested by Southern Precision Land Surveying, Inc. Property located on Sand Hill Road (Tax Map 14, Parcel 48). R-3 (High Density Residential) Zoning District. Property owned by Sandhill Partners, LLC.

16. Set Bond Amount for Portico Place, Section 2, Phase 2 (Tax Map 14, Parcel 24). Requested by SEC, Inc. PDR (Planned Density Residential) Zoning District.

17. Bonds/Letters of Credit Update.

ADJOURN