

WORKSHOP AGENDA

Planning Commission

July 11, 2023 @ 5:30 PM

For the July 25, 2023 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: June 27, 2023 Regular Meeting.
2. Public Comment Period.

OLD BUSINESS

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. **(Deferred by Applicant)**
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. **(Withdrawn by Applicant)**
5. 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 Applicant)**
6. 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.
7. 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.
8. 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.

9. 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.
10. 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.

NEW BUSINESS

11. Final Plat - TN Group Properties, LLC - Two Lots on Approximately 3.07 Acres. Requested by Doyle Elkins. Property located at 5116 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1). C-2 (Highway Service Commercial) Zoning District. Property owned by TN Group Properties, LLC.
12. Final Plat - Portico Place, Resubdivision of Open Space "D", Section 2, Phase 2 - Creation of Right of Way on 0.974 Acres. Requested by SEC, Inc. Property located on Blair Road (Tax Map 29, P/O Parcel 20.04). PDR (Planned Density Residential) Zoning District. Property owned by Blair Road, LLC.
13. Site Plan - Power Equipment Company - Parking Expansion on 16.7 Acres. Requested by Dewey Engineering, Inc. Property located at 320 Waldron Road (Tax Map 17, Parcel 5.01). I-2 (Heavy Industrial) & C-2 (Highway Service Commercial) Zoning Districts. Property owned by Power Equipment Co.
14. Final Plat - Rock Springs Church - Resubdivision of Lot 2 - Two Lots on 1.81 Acres. Requested by SEC, Inc. Property located at 8043 Burntwood Drive (Tax Map 32, Parcel 6.06). R-1 (Low Density Residential) Zoning District. Property owned by Khalat Younis.
15. Final Plat - 119 Chaney Boulevard - Five Lots on Approximately 0.66 Acres. Requested by JTA Land Surveying, Inc. Property located at 119 Chaney Boulevard (Tax Map 18P, Group C, Parcel 3). R-3 (High Density Residential) Zoning District. Property owned by Amer Angley.
16. Final Plat - Woodsong, Section 1, Phase 1, Minor Revision of Subdivision of Lot 1 - Two Lots on 0.70 Acres. Requested by H&H Land Surveying, Inc. Property located on Buffalo Drive (Tax Map 32F, Group E, Parcel 1). R-1 (Low Density Residential) Zoning District. Property owned by Michelle Thomas & Ronald Jackson.
17. Bonds/Letters of Credit Update.

ADJOURN