

WORKSHOP AGENDA

Planning Commission

August 15, 2023 @ 5:30 PM

For the August 29, 2023 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: July 25, 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.
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 Commercial) Zoning District. Property owned by Titan Home Builders, LLC. **(Applicant has used all deferrals & has not resubmitted)**
5. Preliminary Plat - Marlowe La Vergne - Two Lots 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. **(August is the last deferral. Vote must be taken in September unless PC defers the item.)**
6. Concept 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. **(This item has exhausted all deferrals. Vote must take place in August unless PC defers the item.)**
7. 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. **(Deferred)**
8. 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.

9. 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.
10. 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. **(Deferred)**

NEW BUSINESS

11. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by DSG, Inc. - 9.33 Acres. Property located at 31 Lillian Buchanan Drive (Tax Map 14, Parcel 72). Current Zoning District: C-2 (Highway Service Commercial) Zoning District; Proposed Zoning District: R-3 (High Density Residential) Zoning District. Property owned by Richland South, LLC.
12. Site Plan - Chaney Place - 50 Townhomes on 4.3 Acres. Requested by SEC, Inc. Property located on Chaney Blvd. (Tax Map 28, Parcels 10 & 11). R-3 (High Density Residential) Zoning District. Property owned by Ole South Properties, Inc.
13. Preliminary Plat - 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.
14. Final Plat - The Ridge, Phase 3 - Resubdivide Lots 315, 316 & 317. Requested by Wamble & Associates. Property located on Sweet Maple Knoll (Tax Map 29, Parcels 30, 31 & 32). R-2 (Medium Density Residential) Zoning District. Property owned by Mitchell Bowman dba, F&B Development, Anthony Trimboli, and Lindsey Toedter.
15. Site Plan - 84 Lumber - Create Additional Storage Yard on 42.45 Acres. Requested by SEC, Inc. Property located on Wheeler St. (Tax Map 18K, Parcel 13). I-2 (Heavy Industrial) Zoning District. Property owned by 84 Lumber Company.
16. Preliminary Plat - Arbor Ridge, Sections 1, 2 & 3 - 95 Lots on Approximately 32 Acres. Requested by SEC, Inc. Property located off Waldron Rd. (Tax Map 32, Parcel 4). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes of Tennessee, LLC.
17. Preliminary Plat - Arbor Ridge, Sections 5 & 10 - 137 Lots on Approximately 53.13 Acres. Requested by SEC, Inc. Property located off Waldron Rd. (Tax Map 32, Parcel 4). PDR (Planned Density Residential) Zoning District.

Property owned by Starlight Homes of Tennessee, LLC.

18. Final Plat - 5486 Murfreesboro Road, Lots 3 & 4 - Combine Two Lots to Total 1.96 Acres. Requested by James Lukens. Property located at 5486 Murfreesboro Road (Tax Map 18B, Group E, Parcels 5 and 5.02). C-2 (Highway Service Commercial) Zoning District. Property owned by Jamshid Sharifi, Jamshid Mohebbi and Peyman Behrouzi.
19. Site Plan - Commercial Shell Building, Lot 3 - New Building totaling 7,206 Square Feet on 1.96 Acres. Requested by James Lukens. Property located at 5486 Murfreesboro Road (Tax Map 18B, Group E, Parcel 5.02). C-2 (Highway Service Commercial) Zoning District. Property owned by Jamshid Sharifi, Jamshid Mohebbi and Peyman Behrouzi.
20. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance - Portico Place, Section 2, Phase 1. Property located off Blair Road. Requested by SEC, Inc. PDR (Planned Density Residential) Zoning District.
21. Recommendation to the Board of Mayor and Aldermen - Amendment to Zoning Ordinance - Amend Article IV, Section 4.010. Off-Street Parking Requirements - Kyle Brown & Bo Logan.
22. Discussion - Recommendation to the Board of Mayor and Aldermen - New Zoning Ordinance and Zoning Map.
23. Bonds/Letters of Credit Update.

ADJOURN