

WORKSHOP AGENDA

Planning Commission

October 17, 2023 @ 5:30 PM

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

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: September 26, 2023 Meeting.
2. Public Comment Period.

OLD BUSINESS

3. 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 Anglely. **(DEFERRED)**
4. Site Plan – Pride Truck Sales – Addition of 49 Parking Spaces on 13.18 Acres. Requested by SEC, Inc. Property located on Industrial Blvd. (Tax Map 14, P/O Parcel 5). I-2 (Heavy Industrial) Zoning District. Property owned by 131 Industrial Blvd. Holding Corp.
5. 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.

NEW BUSINESS

6. Final Plat - Guevara Subdivision - Three Lots on 3.89 Acres. Requested by Doyle Elkins. Property located at 396 Stones River Road (Tax Map 14, Parcel 54). R-1 (Low Density Residential) Zoning District. Property owned by Burgos J. Guevara.
7. 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.
8. Concept Plan – Marlowe La Vergne – 352 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.
9. Site Plan – 84 Lumber, Phase 2 – New Building Plus New Maintenance Shed of Approximately 8400 Square Feet 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.

10. Preliminary Plat - Co-Op Business Park - Three Lots on 114.8 Acres. Requested by Barge Design Solutions. Property located on Old Waldron Road (Tax Map 15, Parcels 24 & 28). I-2 (Heavy Industrial) Zoning District. Property owned by Tennessee Farmers Cooperative, Inc.
11. Concept Plan - Co-Op Business Park - Nine (9) Buildings Totaling 1,081,412 Square Feet on 114.9 Acres. Requested by Kimley-Horn. Property located on Old Waldron Road (Tax Map 15, Parcels 24 & 28). I-2 (Heavy Industrial) Zoning District. Property owned by Tennessee Farmers Cooperative, Inc.
12. Amendment to Site Plan – Alterra – Existing Building totaling approximately 10,500 Square Feet & Building Addition of 7,300 Square Feet on 5.16 Acres. Requested by Paradym Studio, PLLC. Property located at 122 Charter Place (Tax Map 29, Parcel 2.05). I-2 (Heavy Industrial) Zoning District. Property owned by 122 Charter Partners, LLC.
13. Site Plan – SitePro Rentals, LLC – New Building of 11,717 Square Feet on 4.14 Acres. Requested by Bohler, Inc. Property located at 425 Industrial Blvd. (Tax Map 14, P/O Parcel 5). I-2 (Heavy Industrial) Zoning District. Property owned by SitePro Rentals, LLC.
14. Site Plan – Sazerac – Site Improvements Including Expansion of Loading Docks at Existing Building on 22.78 Acres. Requested by Denham Blythe. Property located at 4000 Centrepointhe Drive (Tax Map 17, Parcel 37.02). I-2 (Heavy Industrial) Zoning District. Property owned by Ajax Turner Properties.
15. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance – Carothers Crossing Phase 1. Property located off Carothers Rd. Requested by SEC Inc. R-1 (Low Density Residential) Zoning District.
16. Discussion - Recommendation to the Board of Mayor and Aldermen - New Zoning Ordinance and Zoning Map.
17. Bonds/Letters of Credit Update.

ADJOURN