

WORKSHOP AGENDA

Planning Commission

November 14, 2023 @ 5:30 PM

For the November 28, 2023 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: October 30, 2023 Regular 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. 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.
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. **(DEFERRED)**
6. 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. **(DEFERRED)**
7. 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. **(DEFERRED)**
8. 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.
9. 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.

10. 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.
11. Update Bond Amount for Portico Place, Section 2, Phase 2 (Tax Map 14, Parcel 24). Requested by SEC, Inc. PDR (Planned Density Residential) Zoning District.

NEW BUSINESS

12. Site Plan – Aldi – New Grocery Store of 19,432 Square Feet on 2.4 Acres. Requested by ISG. Property located at Murfreesboro Road & Veterans Memorial Parkway (Tax Map 14, Parcel 72.04). C-2 (Highway Service) Zoning District. Property owned by Richland South, LLC.
13. Preliminary Plat – Arbor Ridge, Sections 9B, 11 & 12 – 121 Lots on Approximately 36 Acres. Requested by SEC, Inc. Property located off Waldron Road (Tax Map 32, Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes of Tennessee, LLC.
14. Final Plat – Osama Dous Retail Center – Two (2) New Commercial Lots. Requested by Chet Rhodes. Property located at 5130 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1). C-2 (Highway Service) Zoning District. Property owned by TN Group Properties, LLC.
15. Site Plan – Osama Dous Retail Center – Building Addition of 1,173 Square Feet. Requested by Chet Rhodes. Property located at 5130 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1). C-2 (Highway Service) Zoning District. Property owned by TN Group Properties, LLC.
16. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property, Requested by Cristen Rafik. 0.83 acres. Property located at 512 and 516 Old Nashville Highway (Tax Map 18P, Group C, Parcels 5 & 5.01). Current Zoning District: R-3 (High Density Residential) Zoning District; Proposed Zoning District: C-3 (Neighborhood Service) Zoning District. Property owned by Aleshaa Rafik.
17. Discussion - Recommendation to the Board of Mayor and Aldermen - New Zoning Ordinance and Zoning Map.
18. Bonds/Letters of Credit Update.

ADJOURN