

AGENDA

La Vergne Board of Zoning Appeals

November 28, 2023 at 5:30 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: August 29, 2023 Regular Meeting.

NEW BUSINESS

2. Request for Special Exception to Allow Sales and Leasing of Trucks and Trailers. Property located at 486 Waldron Road (Tax Map 17, Parcel 28.03). I-2 (Heavy Industrial) Zoning District. Property owned by Ryder Truck Rental, Inc.

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE BOARD OF ZONING APPEALS OF THE CITY OF LA VERGNE, TENNESSEE ON AUGUST 29, 2023 IN LA VERGNE CITY HALL, LA VERGNE, TENNESSEE

The La Vergne Board of Zoning Appeals met in a regular meeting on August 29, 2023 in La Vergne City Hall starting at 5:30 p.m. The meeting was called to order by Chairman Graeme Coates.

Members Present

Members present: Chairman Graeme Coates, Vice-Chairman Craig Pollock, Charles Jones, and Terrence Smith. Mr. Alfred Lane was absent.

Staff Members Present

Staff members present: Assistant Fire Marshall Kevin Douglas, City Attorney Evan Cope, City Planner Bo Logan, Engineering Director Gary Lide, Executive Assistant Juliet Williams, and Media Services Jerry Davenport.

ORDER OF BUSINESS

1. Approve Minutes: June 27, 2023, Regular Meeting

A motion, made by Vice-Chairman Craig Pollock, seconded by Terrence Smith, to approve the minutes of the June 27, 2023 Regular Meeting, was adopted with all voting AYE.

OLD BUSINESS

2. Request for Special Exception to Allow a Day Care. Property located at 200 Kirkside Drive (Tax Map 14G, Group G, Parcel 18). R-3 (High Density Residential) Zoning District. Property owned by Deyonna Fairbanks-Duskin.

Mr. Bo Logan gave his report.

Chairman Coates swore in Ms. Deyonna Fairbanks, 200 Kirkside Drive.

Chairman Coates asked about the state regulations and if they had been met. Ms. Fairbanks stated that she was waiting on the inspectors and that the other training had been completed.

Mr. Logan made comments about the state requirements. Ms. Fairbanks stated that the State had a cap on how many children can be in the home. She stated that DHS has approved twelve children during the daytime and an additional three children for after-school hours.

A motion, made by Terrence Smith, seconded by Charles Jones, to approve the special exemption request as submitted, was adopted with all voting AYE.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Coates declared the meeting adjourned at 5:38 p.m.

Chairman

City Recorder

Approved: _____



Item #: 2.

Item Title: Request for Special Exception to Allow Sales and Leasing of Trucks and Trailers. Property located at 486 Waldron Road (Tax Map 17, Parcel 28.03). I-2 (Heavy Industrial) Zoning District. Property owned by Ryder Truck Rental, Inc.

Reviewed By: Bo Logan

Summary: **Summary**

The applicant would like to gain permission to allow sales and leasing of trucks and trailers on this property. The site is located at 486 Waldron Road. The parcel is owned by Ryder Truck Rental, Inc.

The proposed business would generally operate during normal business hours. The applicant will need to explain the exact operating hours.

According to the **Municipal Zoning Ordinance** as codified in **Article V**, commercial uses allowed in C-1, C-2, C-3 and C-4 zoning can be allowed in I-2 zoning districts if the Board of Zoning Appeals grants a special exception for those commercial uses. Vehicle leasing and/or sales is one such use.

Other Comments

There has been a sign posted on the property for approximately two weeks, and Staff has not received any phone calls.

Background Information:

Other Comments:

486 Waldron Rd



WALDRON RD

HEIL QUAKER BLVD

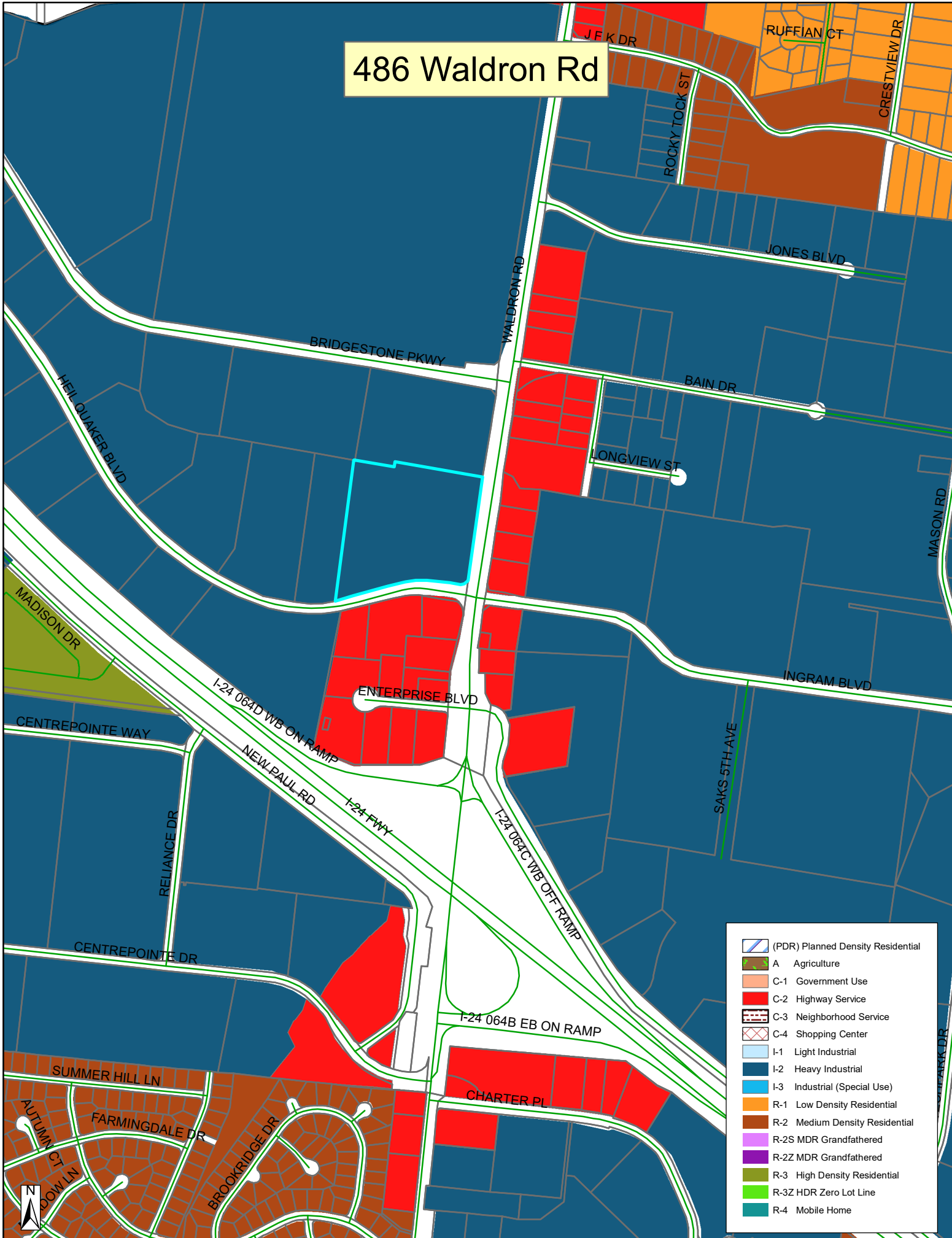
INGRAM BLVD



486 Waldron Rd



486 Waldron Rd



	(PDR) Planned Density Residential
	A Agriculture
	C-1 Government Use
	C-2 Highway Service
	C-3 Neighborhood Service
	C-4 Shopping Center
	I-1 Light Industrial
	I-2 Heavy Industrial
	I-3 Industrial (Special Use)
	R-1 Low Density Residential
	R-2 Medium Density Residential
	R-2S MDR Grandfathered
	R-2Z MDR Grandfathered
	R-3 High Density Residential
	R-3Z HDR Zero Lot Line
	R-4 Mobile Home

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

(Please Print or Type - Any Correspondence will be addressed to the individual.)

1. Date of Application: 10/26/23 2. Phone Number: 772-584-1504
3. Property Owner's Name: Ryder Truck Rental, Inc.
4. Property Owner's Address: 486 Waldron Road
LaVergne, TN 37086
5. Your Name (If Different): Antonio Hughes
6. Address: 486 Waldron Road
LaVergne, TN 37086
7. Property Location: 486 Waldron Road, LaVergne, TN 37086

(If additional space is needed, please use an additional sheet of paper.)

Section 1 - Appeal the Decision of the Building Inspector / Codes Enforcement Officer.

8. Decision of the Building Inspector / Codes Enforcement Officer: _____

(If additional space is needed, please use an additional sheet of paper.)

Section 2 - Application for a Variance / Special Exception.

9. Type of Variance / Special Exception Needed: _____

Ryder requests to be allowed to add Used Truck Sales adjacent to our existing Fleet Maintenance System facility.

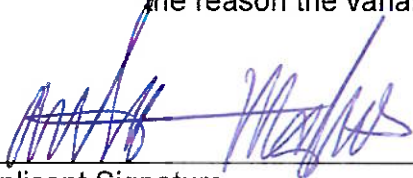
10. Peculiar or Unusual conditions which justify the Variance Requested: _____

Ryder's business plan is to co-locate Used Truck Sales with our Fleet Maintenance Systems location to improve operations. The site lease is expiring within a year, and therefore, Ryder is investigating if Used Truck Sales can be added at this location before completing a lease extension or leasing a new location. The existing zoning district is I-2, Heavy Industrial, and the proposed zoning district is Interchange City. Please see the attachments.

(If additional space is needed, please use an additional sheet of paper.)

In granting a variance, the Board shall ascertain that the following criteria are met:

1. Variances shall be granted only where special circumstances or conditions, fully described in the finding of the Board, do not apply generally in the district.
2. Variances shall not be granted to allow a use otherwise excluded from the particular district in which requested.
3. For reasons fully set forth in the findings of the Board, the aforesaid circumstances or conditions are such that the strict application of the provisions of this ordinance would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.
4. The granting of any variance shall be in harmony with the general purpose and intent of this ordinance and shall not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the comprehensive plan for development.
5. In reviewing an application for a variance, the burden of showing that the variance should be granted shall be upon the persons applying therefore.
6. Variances must return to the planning commission for site approval and be accompanied by a written explanation from the Board of Zoning Appeals stating the reason the variances was granted or was not granted.



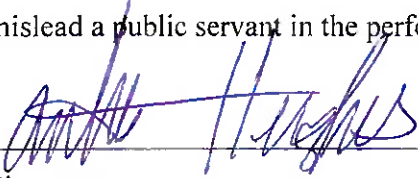
Applicant Signature

Date: 10/26/23

Certification Statement

I hereby certify that Ryder Truck Rental, Inc. is the owner of the property located at 486 Waldron Road, LaVergne, TN 37086 which is the subject of this application, and that I, Antonio Hughes, in my capacity as Field Operations Manager, am authorized to sign this application on behalf of the owner.


I understand that knowingly providing false information on this Application may result in any action taken heron being declared null and void. I further understand that pursuant to TCA 39-16-301 et seq., knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his duty is punishable as a Class B misdemeanor.


Signature

10/26/23
Date

Antonio Hughes - Field Operations Manager
Printed Name and Title

Note: A Certification Statement must be submitted with an application form requiring the owner's signature if the owner of the subject property is a corporation, limited liability company, partnership, association, trustee, etc., or if someone other than the owner signs the application. All Certification Statements **must** be notarized.


Notary Signature

10-26-23
Date

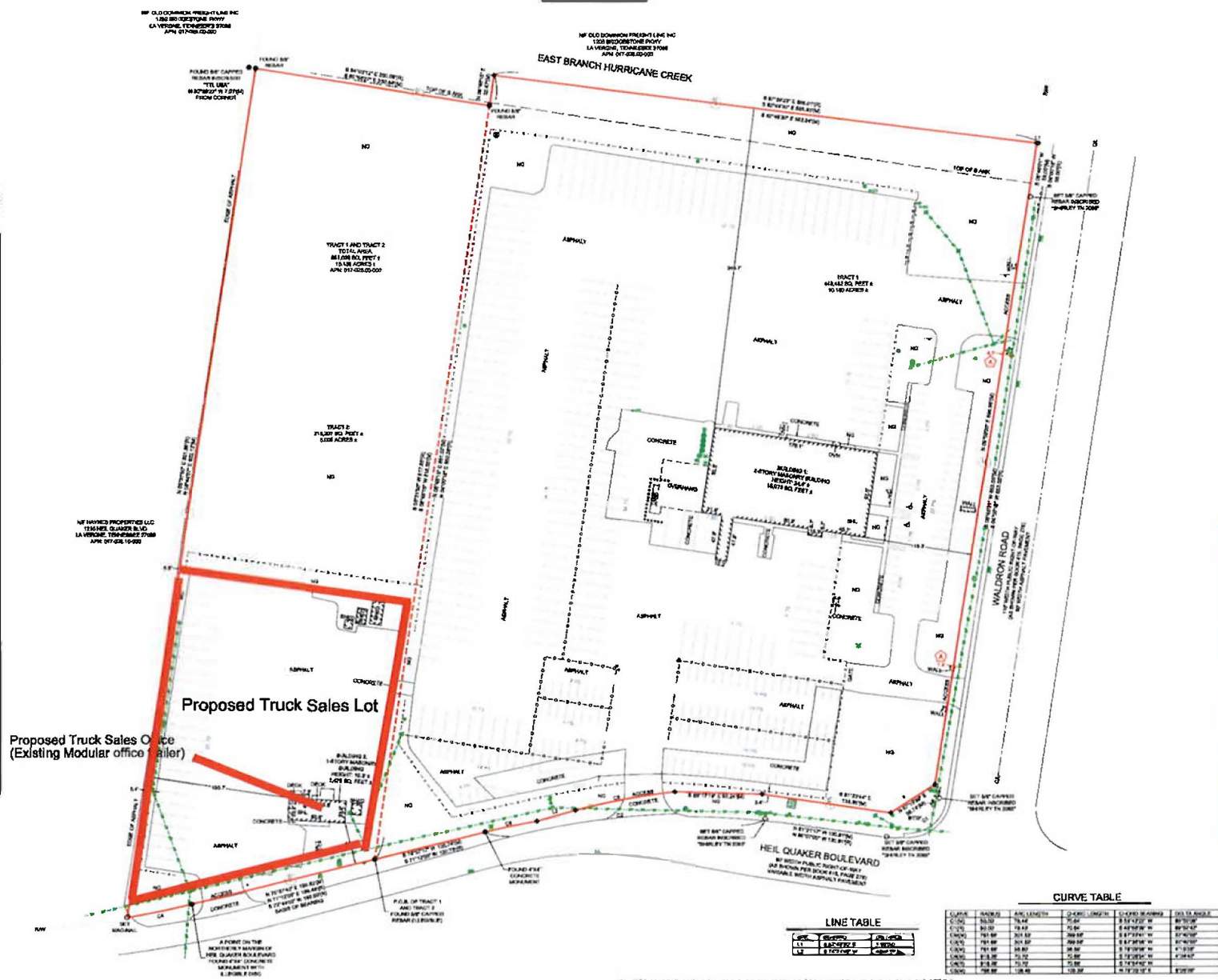
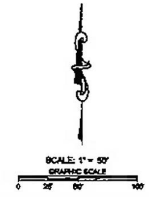


19 SURVEY DRAWING

17 NORTH ARROW / SCALE

9 LEGEND

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ◆ SET COMPUTED POINT
- (D) MEASURED CALCULATED DIMENSION
- (T) RECORD DIMENSION
- HF HOW DE FORMERLY
- RM RIGHT OF WAY
- CK CENTERLINE
- FE FENCING BRACKETS
- TL TRAILER BRACKETS
- SD SET DOWNS
- NO NATURAL BOUNDARY
- CHL CHURNING
- BLK BUILDING HEIGHT LOCATION
- P.D.A. POINT OF BEGINNING
- BIGN
- BELLARD
- FLAG POLE
- NO FENCED AREA
- WINDCAP FENCED BRACKETS
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- TELEPHONE POLE
- FIBER OPTIC WIRE
- FIBER OPTIC WIRE
- UTILITY WIRE
- TV ANTENNA
- STIP PLANTING BROWN POLE
- SET WIRE WINDSHIELD
- MEASUREMENT MARK
- ISLAND
- CHURNING MARK
- CURB MARK
- SIDEWALK
- DRIVE WALK
- WALKER SET TOP
- FENCE BRACKETS
- PROPERTY LINE
- INTERIOR TRACT LINE
- CHAIN LINK BOUNDARY LINE
- RIGHT OF WAY
- DRIVEWAY
- SIDEWALK
- FENCE
- FLOODZONE LINE
- TOP OF BANK
- WALKWAY
- WALL



Approved CDS Surveyor
Surveyor's Name: Slow & Associates, P.A.
Address: 3625 N. Snash Drive
Fayetteville, AR
Telephone Number: 479-443-4508
email: survey@slowinc.com

LINE TABLE

LINE	DESCRIPTION	AREA	PERIMETER
1	TRACT 1	1.23	1.23
2	TRACT 2	1.23	1.23
3	TRACT 3	1.23	1.23

CURVE TABLE

LINE	STATION	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
1	1+00.00	S 89° 58' 00" W	100.00	S 89° 58' 00" W	100.00	S 89° 58' 00" W	100.00
1	1+100.00	S 89° 58' 00" W	100.00	S 89° 58' 00" W	100.00	S 89° 58' 00" W	100.00

18 BOUNDARY SURVEY

This survey prepared in accordance with the "2011 Minimum Boundary Detail Requirements for a Boundary Line Survey" (Effective January 20, 2011)

The Work Completed By
CDS COMMERCIAL DUE DILIGENCE SERVICES
3625 N. Robinson Blvd., Third Floor
Fayetteville, Arkansas 72703
CDS# 4002053444
www.cds-survey.com
Toll Free: 888 322 7371

Client Name: **HEIL QUAKER**

Project Name: **HEIL QUAKER BOULEVARD**

Client File No: **18-001**

Project Address: **481 WALDRON ROAD, LA MOORE, OKLAHOMA 73046**

Project Status: **HEIL QUAKER BOULEVARD, TRACT 1**

CDS Project Number: **2018-001**

Ryder 486 Waldron Road Variance Request

City of La Vergne Zoning Map

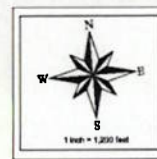
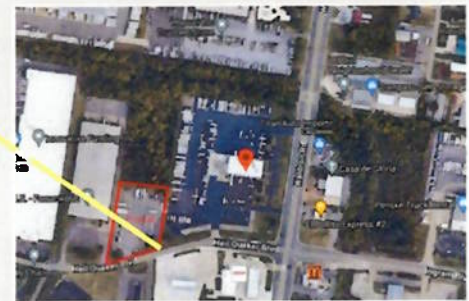
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-  R-4 Mobile Home

Davidson County

Rutherford County

Town of Smyrna

Williamson County



Map Created by: LaVergne Mapping Department
Map Current as of 2020
5175 Murfreesboro Rd
La Vergne, TN 37086