

WORKSHOP AGENDA

Planning Commission

December 12, 2023 @ 5:30 PM

For the December 26, 2023 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes:
2. Public Comment Period.

OLD BUSINESS

3. 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.
4. 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.
5. Preliminary Plat – Marlowe La Vergne – Two (2) 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.
6. 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.
7. 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.
8. 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.

NEW BUSINESS

9. Final 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.
10. Site Plan - Co-Op Business Park, Lot 1 - Four (4) Buildings Totaling 474,000 Square Feet on 38.92 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.
 11. Site Plan - Co-Op Business Park, Lot 2 - Three (3) Buildings Totaling 442,000 Square Feet on 32.1 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. Site Plan - Co-Op Business Park, Lot 3 - Two (2) Buildings Totaling 171,244 Square Feet on 43.88 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.
 13. Concept Plan - La Vergne Business Center - Two (2) Buildings Totaling 346,800 Square Feet on 29 Acres. Requested by Kimley-Horn. Property located at 1701 Mars Street (Tax Map 14, Parcels 46.01 & 25). I-1 (Light Industrial) Zoning District. Property owned by Big Acquisitions, LLC.
 14. Preliminary Plat - La Vergne Business Center - Two (2) Lots Totaling 29 Acres. Requested by Kimley-Horn. Property located at 1701 Mars Street (Tax Map 14, Parcels 46.01 & 25). I-1 (Light Industrial) Zoning District. Property owned by Big Acquisitions, LLC.
 15. Final Plat - Portico Place, Section 2, Phase 2 and Resubdivision of Common Areas A & B of Section 2, Phase 1 - Fifty Two (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.
 16. Concept Plan – Burntwood – Creation of 8 Lots and Common Areas on 3.9 Acres. Requested by Huddleston Steele. Property located at Burntwood Drive and Vineyard Lane (Tax Map 32, Parcel 6.03). R-1 (Low Density Residential) Zoning District. Property owned by Gati Homes.
 17. Discussion - Recommendation to the Board of Mayor and Aldermen - New Zoning Ordinance and Zoning Map.
 18. Bonds/Letters of Credit Update.

ADJOURN