

WORKSHOP AGENDA

Planning Commission

January 16, 2024 @ 5:30 PM

For the January 30, 2024 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: December 26, 2023 Meeting.
2. Public Comment Period.
3. Motion to Nominate and Elect a Chairman for a One Year Term.
4. Motion to Nominate and Elect a Vice-Chairman for a One Year Term.
5. Motion to Nominate and Elect a Secretary for a One Year Term.

OLD BUSINESS

6. 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.
7. 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.
8. 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.
9. 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.

NEW BUSINESS

10. Concept Plan and Preliminary Plat – Uptown at La Vergne – Eight (8) Commercial Lots on Approximately 14 Acres. Requested by DSG. 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.

11. Site Plan – Uptown at La Vergne – Eight (8) Building Lots Totaling Approximately 14 Acres. Requested by DSG. 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.
12. Preliminary Plat - Blair Ridge - One (1) Lot on 15.80 Acres. Requested by SEC, Inc. Property located on Blair Road (Tax Map 29, Parcel 21.01). R-3 (High Density Residential) Zoning District. Property owned by 303B Partners.
13. Site Plan - Blair Ridge - 141 Dwelling Units in 26 Buildings. Requested by SEC, Inc. Property located on Blair Road (Tax Map 29, Parcel 21.01). R-3 (High Density Residential) Zoning District. Property owned by 303B Partners.
14. Preliminary Plat – Burntwood – Eight (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.
15. Site Plan - UHAUL, Phase 2 - Two (2) Buildings Totaling Approximately 43,000 Square Feet on 10 Acres. Requested by SEC, Inc. Property located at 503 New Paul Road (Tax Map 17, Parcel 40.03). I-2 (Heavy Industrial) Zoning District. Property owned by Amerco Real Estate Co.
16. Final Plat – Villages at Woodland Hills, Section 8, Phase 1 – Forty (40) Lots and Common Areas on 10.6 Acres. Requested by SEC, Inc. Property located off Woodland Hills Drive (Tax Map 29, P/O Parcel 23). R-2 (Medium Density Residential) Zoning District. Property owned by Bob Parks.
17. Final Plat – Villages at Woodland Hills, Section 8, Phase 2 – Thirty Seven (37) Lots and Common Areas on 20.51 Acres. Requested by SEC, Inc. Property located off Woodland Hills Drive (Tax Map 29, P/O Parcel 23). R-2 (Medium Density Residential) Zoning District. Property owned by Bob Parks.
18. Site Plan – Auto Service Center – Building Addition on 0.505 Acres. Requested by Chet Rhodes. Property located at 5493 Murfreesboro Road (Tax Map 18B, Group D, Parcel 1). C-2 (Highway Service) Zoning District. Property owned by Shams Properties, LLC.
19. Recommendation to the Board of Mayor and Aldermen - New Zoning Ordinance and Zoning Map.
20. Bonds/Letters of Credit Update.

ADJOURN