

WORKSHOP AGENDA

La Vergne Planning Commission

October 11, 2022 at 5:30 p.m.

For the October 25, 2022 Meeting at 6:00 p.m.

- Call Meeting to Order
- Determine Quorum
- Approve Minutes: **September 27, 2022 Regular Meeting**

OLD BUSINESS

1. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance - Lt. Frank Walkup, Phases 1 & 2. Property located off Jones Mill Road. Requested by Wamble & Associates. R-1 (Low Density Residential) Zoning District.
2. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance - Minerva Village, Phase 1. Property located off Holland Ridge Road. Requested by Wamble & Associates. R-3 (High Density Residential) Zoning District.
3. Site Plan - Armstrong Relocation Expansion - New Building Addition totaling 72,500 Square Feet. Requested by LBYD Engineers. Property located at 100 Armstrong Court (Tax Map 29, Parcel 2.16). I-2 (Heavy Industrial) Zoning District. Property owned by Armstrong Interchange.
4. Site Plan - Palm Commodities - New Building Addition totaling 5,400 Square Feet on 4.11 Acres. Requested by CIA, LLC. Property located at 1289 Bridgestone Parkway (Tax Map 17, Parcel 28.04). I-2 (Heavy Industrial) Zoning District. Property owned by FIJI Strategic Realty Investors, LLC.
5. Site Plan - Pride Truck Sales - Addition of 49 Parking Spaces on 13.18 Acres. Requested by SEC, Inc. Property located at 171 Industrial Blvd. (Tax Map 17O, Group B, P/O Parcel 5). I-2 (Heavy Industrial) Zoning District. Property owned by 131 Industrial Blvd. Holding Corp.

NEW BUSINESS

6. Preliminary Plat - Mission Hills, Sections 1-6 - 275 Lots on 120.71 Acres. Requested by SEC. Property located at 703 Waldron Road (Tax Map 29, Parcel 22.02). R-3 (High Density Residential) Zoning District. Property owned by John M. Gilliland Living Trust.

7. Site Plan - Blair Ridge, Phases 1, 2 and 3 - Townhome Development Totaling 141 Dwelling Units in 26 2-Story Buildings on 15.8 Acres. Requested by SEC, Inc. Property located at 1289 Blair Road (Tax Map 29, P/O Parcel 21.01). R-3 (High Density Residential) Zoning District. Property owned by 303B Partners.
8. Site Plan - Middle Tennessee Electric Membership Corporation - La Vergne Electrical Substation on 3.49 Acres. Requested by Ragan Smith & Associates. Property located at New Sanford Road and Industrial Blvd. (Tax Map 29, Parcel 14). C-2 (Highway Service Commercial) Zoning District. Property owned by Middle Tennessee Electric Membership Corporation.
9. Final Plat - Pride Truck Sales/Waldron Road Business Park Subdivision, Resubdivision of Lot 1 - Two Lots on 13.18 Acres. Requested by SEC, Inc. Property located at 171 Industrial Blvd. (Tax Map 17O, Group B, P/O Parcel 5). I-2 (Heavy Industrial) Zoning District. Property owned by 131 Industrial Blvd. Holding Corp.
10. Amend Site Plan - High Pointe 24 - Create Overall Phasing Plan for Lot 1 - Requested by Kimley Horn. Property located on Blair Road (Tax Map 29, Parcel 20.06). I-2 (Heavy Industrial) Zoning District. Property owned by High Pointe 24 Phase I, LLC
11. Bonds/Letters of Credit Update.
12. Discussion - New Zoning Ordinance and Subdivision Regulations.

ADJOURN