

WORKSHOP AGENDA

Planning Commission

March 12, 2024 @ 5:30 PM

For the March 26, 2024 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes:
2. Public Comment Period.

OLD BUSINESS

3. 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.
4. 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.
5. 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.

NEW BUSINESS

6. Site Plan - Dous Retail Center - Building totaling 4,200 Square Feet on 1.28 Acres. 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.
7. Site Plan - 400 Sand Hill Road - Vehicle Storage Lot on 2.97 Acres. Requested by 615 Design Group. Property located at 400 Sand Hill Rd. (Tax Map 14, Parcel 65). I-1 (Light Industrial) Zoning District. Property owned by 470 Dick Buchanan, LLC.
8. Combination Plat - Trinidad Benham - Two Lots on 17.64 Acres. Requested by Alex Dickerson. Property Located at 140 & 148 International Blvd. (Tax Map 17, Parcels 2.03 & 2). I-2 (Heavy Industrial) Zoning District. Property owned by Trinidad Benham.
9. Preliminary Plat – Lake Woods, Phase 11 - 19 Lots on 6.52 Acres. Property located off Earline Jones Drive (Tax Map 6, Parcel 2.01). Requested by

Wamble & Associates. R-2 (Medium Density Residential) Zoning District.

10. Site Plan - Sand Hill Villas - Seven (7) Lots on 0.87 Acres. Requested by Brian Hamilton. Property located at 441 Sand Hill Road (Tax Map 14, Parcel 48). R-3 (High Density Residential) Zoning District. Property owned by Mourad Taki.
11. Preliminary Plat – Villages at Woodland Hills – 85 Lots and Common Areas on 48.05 Acres. Requested by SEC, Inc. Property located off and east of Woodland Hills Drive (Tax Map 29, Parcels 23 & 23.01). R-2 (Medium Density Residential) Zoning District. Property owned by Bob Parks.
12. Site Plan - 187 Old Nashville Highway - Review of Canopy in the Overlay District on 0.33 Acres. Requested by Chet Rhodes. Property located at 187 Old Nashville Hwy. (Tax Map 15M, Group A, Parcel 2). C-2 (Highway Service) Zoning District. Property owned by Shwan Sorani.
13. Final Plat – Aldi – Three (3) Lots Totaling Approximately 8 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.
14. Bonds/Letters of Credit Update.

ADJOURN