

WORKSHOP AGENDA

Planning Commission

October 15, 2024 @ 5:30 PM

For the October 29, 2024 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: September 24, 2024 Regular Meeting and October 15, 2024 Workshop.
2. Public Comment Period.

OLD BUSINESS

3. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance – Carothers Crossing Phase 2. Property located off Carothers Road. Requested by SEC Inc. PDR (Planned Density Residential) Zoning District.
4. Site Plan - La Vergne Business Center, Lot 1 - Building Totaling 184,000 Square Feet on 12.2 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.
5. Site Plan - La Vergne Business Center, Lot 2 - Building Totaling 167,200 Square Feet on 16.05 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.
6. Off-Site Roadway Improvements - La Vergne Business Center - Off-Site Roadway Improvements Proposed for Minerva Drive and Murfreesboro Road.
7. Site Plan – Sorani Tire Shop – Two (2) Storage Facilities of 690 and 304 Square Feet on 0.33 Acres. Requested by Chet Rhodes. Property located at 187 Old Nashville Highway (Tax Map 15M, Group A, Parcel 2). C-2 (Highway Service) Zoning District. Property owned by Shwan Sorani.
8. Site Plan – Take 5 Oil Change – New Building Consisting of 1,750 Square Feet on 1.28 Acres. Requested by Sambatek. Property located at 5265 Murfreesboro Road and Rebecca Way (Tax Map 15M, Group F, Parcel 1.01). C-2 (Highway Service) Zoning District. Property owned by Jarman Development, LLC.

NEW BUSINESS

9. Final Plat - Christiana Way, Nasser Property - Two Lots on 10.817 Acres.

Requested by W. Scott Williams & Associates. Property located at 102 Chaney Blvd. (Tax Map 18P, Group B, Parcel 6). R-3 (High Density Residential) Zoning District. Property owned by George and Christiane Nasser.

10. Site Plan - Christiana Way - 80 Apartment Units on 10.8 Acres. Requested by W. Scott Williams & Associates. Property located at 102 Chaney Blvd. (Tax Map 18P, Group B, Parcel 6). R-3 (High Density Residential) Zoning District. Property owned by George and Christiane Nasser.
11. Site Plan - Walmart - Remodel and 3,499 Sq. Ft. Addition to Existing Store. Requested by Carlson Consulting Engineers, Inc. Property located at 5511 Murfreesboro Rd. (Tax Map 18, Parcel 2). C-2 (Highway Service) Zoning District. Property owned by Walmart, Inc.
12. Concept Plan - Mission Hills Apartments - 324 Apartment Units on 22.94 Acres. Requested by SEC, Inc. Property located at 703 Waldron Rd. (Tax Map 29, Parcel 22.14). R-3 (High Density Residential) Zoning District. Property owned by John M. Gilliland Living Trust.
13. Amendment to Site Plan – U HAUL – Add Phase Line to Existing 10-Acre Site. Requested by SEC. Property located at 503 New Paul Road (Tax Map 017, Parcel 40.03). I-2 (Heavy Industrial) Zoning District. Property owned by Amerco Real Estate Company.
14. Site Plan – Arbor Ridge Amenity Center – New Building Consisting of 1,586 Square Feet on 2.04 Acres. Requested by SEC, Inc. Property located on Snowdrop Avenue (Tax Map 32, Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Aston Woods.
15. Site Plan - Burger King - Remodel and Dual Drive-Through Addition to Existing Store. Requested by Technical Group, Inc. Property located at 5099 Murfree sboro Rd. (Tax Map 15, Parcel 2.17). C-2 (Highway Service) Zoning District. Property owned by Carrols Restaurant Group, Inc.
16. Final Plat - La Vergne Business Center - Two Lots on 28.7 Acres. Requested by Barge Design. 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.
17. Bonds/Letters of Credit Update.
18. Discussion - Zoning Ordinance.

ADJOURN