

AGENDA

La Vergne Board of Zoning Appeals
October 29, 2024 at 5:30 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: May 28, 2024 Regular Meeting.

NEW BUSINESS

2. Request for Sign Variance - Property located at 5309 Murfreesboro Road (Tax Map 14, Parcel 72.11). C-2 (Highway Service) Zoning District. Property owned by Aldi, Inc.
3. Request for Variance to Setback. Fourteen Lots Located on Rocky Trail (Tax Map 29P, Group A, Parcels 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, and 62). R-2 (Medium Density Residential) Zoning District. Parcels owned by F & B Development.
4. Request for Variance to Setback - 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.

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE BOARD OF ZONING APPEALS OF THE CITY OF LA VERGNE, TENNESSEE ON MAY 28, 2024 IN LA VERGNE CITY HALL, LA VERGNE, TENNESSEE

The La Vergne Board of Zoning Appeals met in a regular meeting on May 28, 2024 in La Vergne City Hall starting at 5:30 p.m. The meeting was called to order by Chairman Graeme Coates.

Members Present

Members present: Chairman Graeme Coates, Vice-Chairman Craig Pollock, Justin Greer, Charles Jones, and Terrence Smith.

Staff Members Present

Staff members present: City Attorney Katie Driver, Executive Assistant Juliet Williams, Codes Director Joe White, City Planner Bo Logan, Engineering Director Gary Lide, Fire Marshal Curtis Brinkley, and Media Services Jerry Davenport.

ORDER OF BUSINESS

1. Approve Minutes: April 30, 2024 Meeting

A motion, made by Vice- Chairman Craig Pollock, seconded by Terrence Smith, to approve the minutes of the April 30, 2024 Meeting, was adopted with all voting AYE.

OLD BUSINESS

2. Request for Variance to Height Restriction in the La Vergne Zoning Ordinance. Property located at 703 Waldron Road (Tax Map 29, Parcel 22.02). R-3 (High Density Residential) Zoning District. Parcel owned by John M. Gilliland Living Trust.

Mr. Logan gave his report.

Chairman Coates swore in Mr. David Pierce - 1136 Glenwood Ave, Nashville. He asked Mr. Pierce about the elevators. Mr. Pierce stated there would be elevators and explained the request. He asked Fire Chief Beasley about any fire concerns. Chief Beasley explained his concerns with the 4th-floor reach for rescue. He stated that in one year the fire department would have the staff and equipment to reach the 4th floor. A discussion ensued. Mr. Pierce stated that if approved, they would be about 16 months from a certificate of occupancy.

A motion, made by Charlie Jones, seconded by Vice-Chairman Craig Pollock, to deny the variance request. The motion failed following a roll-call vote.

Terrence Smith	NO
Craig Pollock	YES
Justin Greer	NO
Charlie Jones	YES

NEW BUSINESS

3. Request for Special Exception to Allow an Educational Facility, Property located at 2 Ingram Boulevard (Tax Map 17, Parcel 20.02). I-2 (Heavy Industrial) Zoning District. Property owned by David B. Ingram.

Mr. Logan gave his report.

Mr. Lide explained the traffic study that the applicant submitted.

Chairman Coates swore in Mr. Matt Taylor, 850 Middle Tennessee Blvd. He asked Mr. Taylor about the traffic study. Mr. Taylor explained.

Vice-Chairman Pollock asked about the school hours. A discussion ensued. Mr. Greer asked about the Amazon property. Mr. Taylor explained.

A motion, made by Justin Greer, seconded by Charlie Jones, to approve the special exception. The motion was approved following a roll-call vote.

Terrence Smith	AYE
Craig Pollock	AYE
Graeme Coates	AYE
Charlie Jones	AYE
Justin Greer	AYE

4. Request for Variance to Height Restriction in the La Vergne Zoning Ordinance. Property located at 703 Waldron Road (Tax Map 29, Parcel 22.02). R-3 (High Density Residential) Zoning District. Parcel owned by John M. Gilliland Living Trust.

Chairman Coates brought back item two for consideration. He explained the failed motion and that he did not vote. He confirmed the board's previous votes and stated his vote is NO. Chairman Coates confirmed with City Attorney Katie Driver about the process. Ms. Driver stated that the previous motion failed and the board needs to consider a motion to approve the request.

A motion was made by Terrence Smith, seconded by Justin Greer, to approve the request for variance, following a roll-call vote.

Terrence Smith	AYE
Craig Pollock	NO
Justin Greer	AYE
Charlie Jones	NO
Graeme Coates	AYE

ADJOURNMENT

There being no further business to come before this meeting, Chairman Coates declared the meeting adjourned at 5:22 p.m.

Chairman

City Recorder

Approved: _____



Item #: 2. Request for Sign Variance - Property located at 5309 Murfreesboro Road (Tax Map 14, Parcel 72.11). C-2 (Highway Service) Zoning District. Property owned by Aldi, Inc.

Reviewed By: Bo Logan

Summary: The applicant is requesting approval of a sign variance on behalf of their client, Aldi. This site will soon be home to Aldi.

The property is located in the overlay.

The applicant has identified a need for more signage than is allowed by the municipal zoning ordinance. Per the signage regulations codified in Section 4.070 of the zoning ordinance, commercial and industrial structures are allowed additional signage as long as they meet the requirements set forth in the ordinance.

In addition to the normal signage allowed, the owners would like to install additional wall signs as well as directional signs throughout the site. The size and colors of the proposed signs are indicated on the plans in the packet.

The new building would have at least three (3) wall signs if approved.

Background Information: N/A

Other Comments: N/A

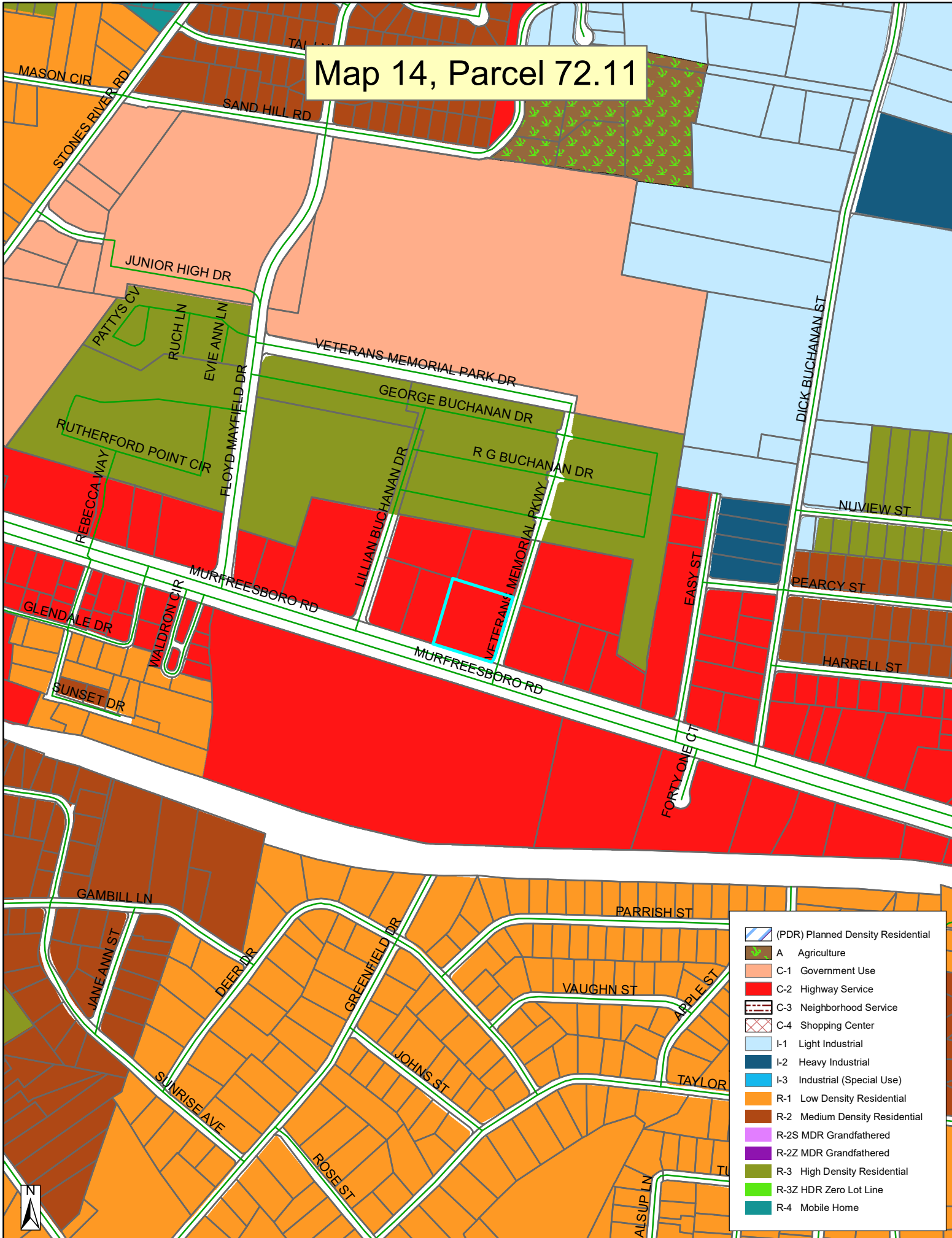
Map 14, Parcel 72.11



Map 14, Parcel 72.11



Map 14, Parcel 72.11



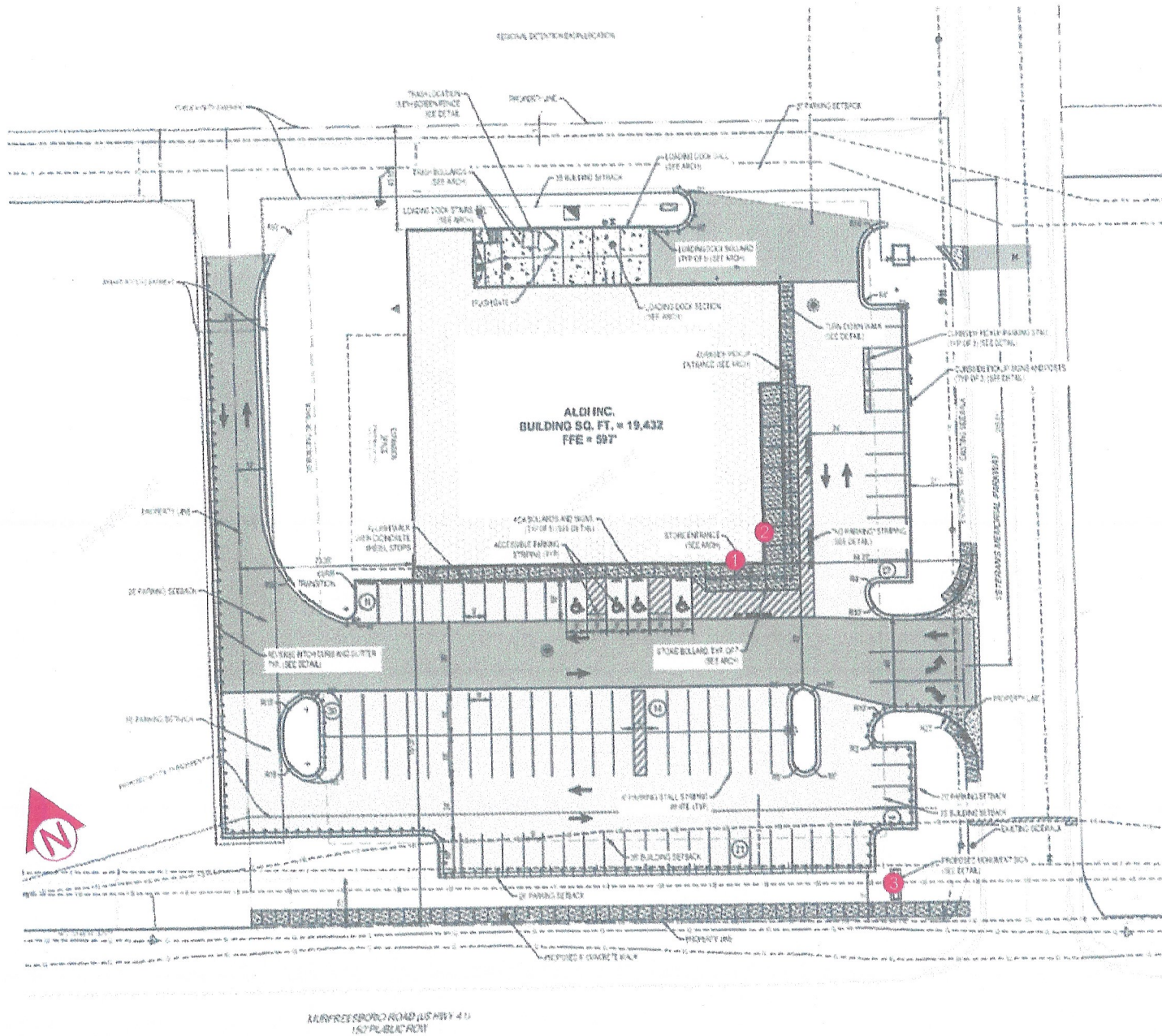
	(PDR) Planned Density Residential
	A Agriculture
	C-1 Government Use
	C-2 Highway Service
	C-3 Neighborhood Service
	C-4 Shopping Center
	I-1 Light Industrial
	I-2 Heavy Industrial
	I-3 Industrial (Special Use)
	R-1 Low Density Residential
	R-2 Medium Density Residential
	R-2S MDR Grandfathered
	R-2Z MDR Grandfathered
	R-3 High Density Residential
	R-3Z HDR Zero Lot Line
	R-4 Mobile Home

INN CODE: 115

ALDI
5309 MURFREESBORO RD
LA VERGNE, TN 37086

PROPOSED SIGNS:

- ① 9'-5 1/2" X 7'-11 1/8" WALL SIGN
- ② 9'-5 1/2" X 7'-11 1/8" WALL SIGN
- ③ 7'-5 1/2" X 6'-3" PYLON AT 16'-0" OAH



Persona Signs, LLC
 700 2nd Street Southwest
 PO Box 210
 Watertown, SD 57201-0210
 1.800.843.9888 • www.personasigns.com

Customer:
ALDI
 Location:
LA VERGNE, TN
 File Name:
466809 - R1 - LA VERGNE, TN

Project No.:
466809
 Request No.:
63751
 Prepared By:
SC
 Date:
11SEP24
 Revision:
0

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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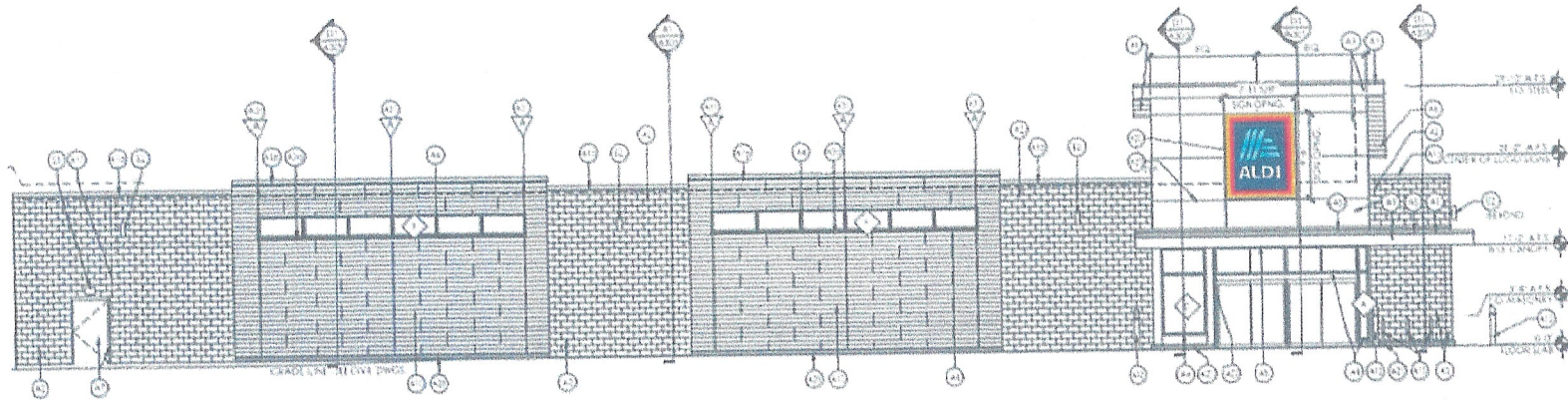
Customer Approval (Please Initial):

Approval Date:

1

FRONT ELEVATION
SCALE: 3/64" = 1'-0"

CHANNEL LETTERS SHOWN ON EXISTING WALL COLOR OR AS NOTED ON ELEVATIONS.
CUSTOMER TO VERIFY WALL COLOR PRIOR TO PRODUCTION



GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

persóna
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700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

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Location:
LA VERGNE, TN
File Name:
466809 - R1 - LA VERGNE, TN

Project No.:
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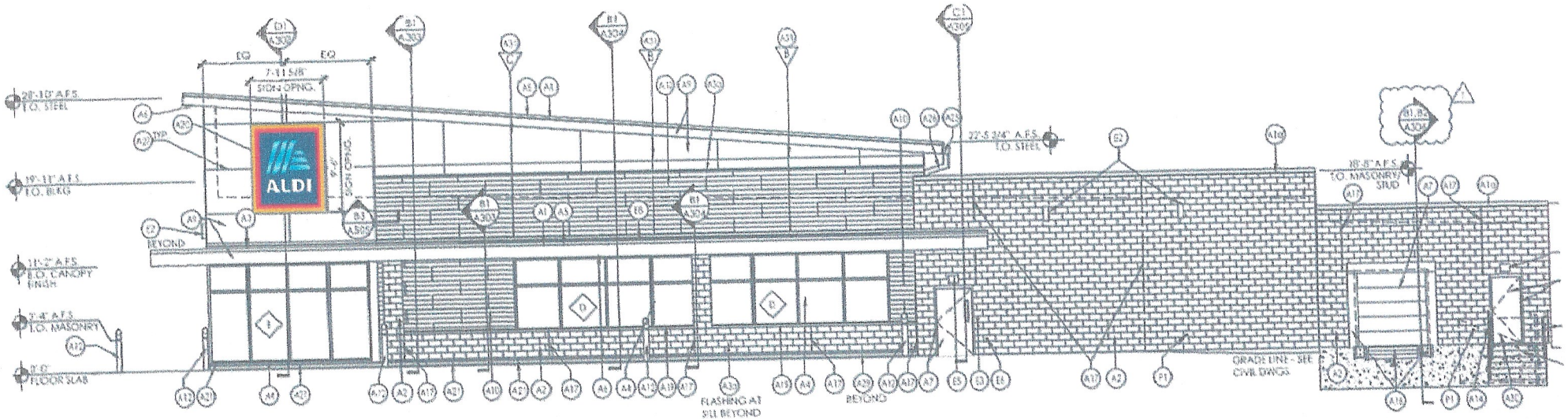
Customer Approval (Please Initial):

Approval Date:

2

SIDE ELEVATION
SCALE: 1/16" = 1'-0"

CHANNEL LETTERS SHOWN ON EXISTING WALL COLOR OR AS NOTED ON ELEVATIONS.
CUSTOMER TO VERIFY WALL COLOR PRIOR TO PRODUCTION



GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

persona
SIGNS | LIGHTING | IMAGE

Persona Signs, LLC
700 2nd Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

Customer:
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Customer Approval (Please Initial):

Approval Date:



PYLON DETAIL
SCALE: 1/4" = 1'-0"

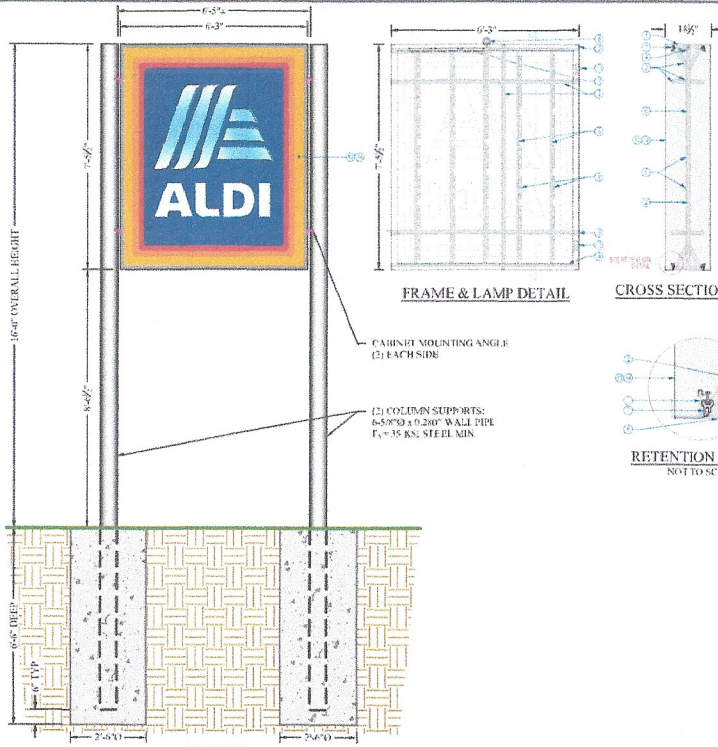
Customer: ALDI
Location: LA VERGNE, TN
File Name: 466809 - R1 - LA VERGNE, TN

Project No.: 466809	Request No.: 63751
Prepared By: SC	
Date: 11SEP24	Revision: 0

UL This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

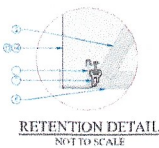
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Customer Approval (Please initial):
Approval Date:



ALDI 7' X 6' DOUBLE FACE LED PYLON SIGN SPECIFICATIONS	
NO.	PART/DESCRIPTION
1	2 1/2\" x 2 1/2\" x 3/16\" ANGLE IRON
2	1 1/2\" x 1 1/2\" x 3/16\" ANGLE IRON
3	2\" x 2\" x 3/16\" ANGLE IRON
4	1\" x 1\" x 1/8\" ANGLE IRON
5	1\" x 1\" STAINLESS STEEL STRAP
6	3/8\" B END-TO-ALUMINUM SKINS
7	WEDGE CLAMP
8	1/2\" EYE BOLT
9	GE 41004 WHITE LED'S AS REQUIRED
10	LED POWER SUPPLIES AS REQUIRED
11	DISCONNECT SWITCH
12	ELECTRICAL CUTOFF LEAVE IN ELECTRICAL BOX
13	3/4\" EMISSION-FREE EMERGENCY FACE
14	DIGITALLY PRINTED DECORATION (1ST SURFACE)

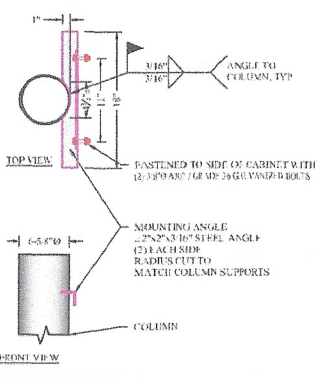
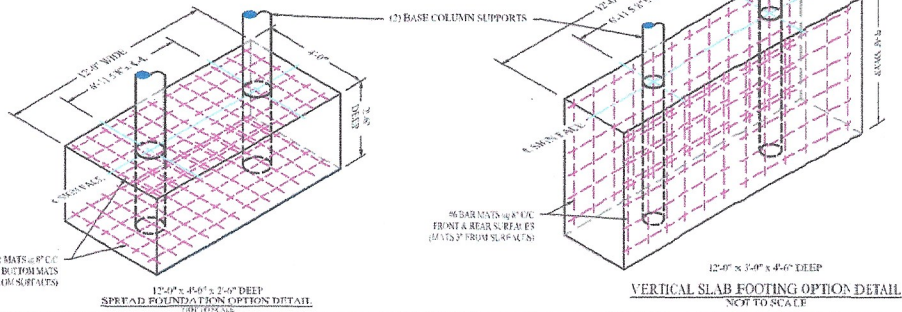
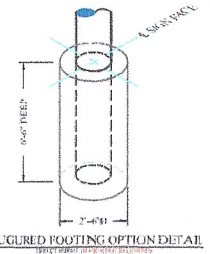
- NOTES**
- 18\" x 2 1/2\" x 3/16\" REVERSE ANGLE IRON FRAME
 - 1 3/4\" ALUMINUM RETAINER BUILT INTO SKINS
 - BLEED FACES
 - EXTERIOR FINISH: PAINT ALDI SLATE GRAY
 - INTERIOR FINISH: PAINT REFLECTIVE WHITE
 - TOP SKINS REMOVEABLE FOR SERVICE ACCESS
 - ELECTRICAL: (1) 20A/120V CIRCUITS
 - SQUARE FOOTAGE: 46.61



SIGNS WILL COMPLY TO 2018 INTERNATIONAL BUILDING CODE

PRIMARY ELECTRICAL POWER TO SIGN TO BE OTHERS ALL POWER TO BE 120 VOLTS MAXIMUM AND 15 AMPERE MAXIMUM ELECTRICAL TO USE UL LISTED COMPONENTS AS PER NEC ARTICLE 600.000 OF THE NATIONAL ELECTRICAL CODE

- GENERAL NOTES:**
- All design, detailing, fabricating and construction shall conform to the following code and specifications:
 - The 2018 International Building Code (IBC) 1701.0
 - American Society of Testing and Materials (ASTM) specifications
 - Building Code Requirements for Reinforced Concrete (ACI 308 Building Code)
 - Code for Welding Building Construction of the American Welding Society
 - Specification for the Fabrication and Erection of Structural Steel for Buildings by The American Institute of Steel Construction (AISC) Specification
 - American Woodworking Association (AWA) National Fire Protection Association (NFPA) 101
 - Site Criteria Criteria per ASCE 7 Hazard Factor: Risk Category II
 - Seismic: Design Category II, Site Soil Class (1) (Default)
 - Seismic Spectral Acceleration at Short Period S_{DS} = 0.25g
 - Seismic Spectral Acceleration at 1.0 Second S_{D1} = 0.15g
 - Seismic Spectral Acceleration at 2.0 Second S_{D2} = 0.10g
 - General Seismic Load = 1.0 psf
 - Soil Bearing Capacity & Foundation Requirements:
 - Foundation shall be placed on the top of a soil of a type extending 12\"/>
 - Concrete shall be (1) min. PSI (min.) of 28 days Compressive Strength, S₁ = 4150 (P.C. 1)
 - Concrete shall be placed and cured so that the concrete has equal to or better than 10 days per day curing process to be properly maintained.
 - Reinforcing steel shall be tied in concrete (except for lap or lapped reinforcement) and all reinforcement shall be placed in concrete within 48 hours of placement. Concrete shall be placed in a maximum of 4\"/>
 - Reinforcing Steel shall be ASTM A-601 Grade 60, if required.
 - All reinforcing steel shall be free from mud, oil, rust or coatings that would reduce its tensile strength.
 - All reinforcing bars shall lap 30 diameters minimum, except as noted.
 - Minimum lap length shall be 36\"/>
 - Structural Material Specifications:
 - Reinforcing Steel (Grade 60) per ACI 308.4 - 1995 Group 1, 40 Grade A, 40 Grade A, 40 Grade C, 40 Grade D, 40 Grade E, 40 Grade F, unless otherwise noted.
 - Anchor Bolts shall be 1/2\"/>



VIEW	Layout & Details
DESCRIPTION	ALDI Pylon Sign 7'-5 1/2\" x 6'-3\" @ 16'-6\" O.A.H.
INSTALLATION ADDRESS	Aldi #115, 5309 Maricentro Rd, La Vergne, TN 37086
CLIENT	Persona Signs, LLC
PERSONA SIGNS, LLC	700 2nd Street, Southwest (P.O. Box 210) Waukegan, IL 60087 1-800-434-8888 www.personasigns.com

ENGINEERING SOLUTIONS TN, LLC

Mailing Address: P.O. Box 305, Athens, TN 37371
 Phone: (423) 405-3303
 Email: info@eng-sol.com or
 Website: www.eng-sol.com/jrward

Professional Engineer Seal for David J. Ward, P.E., License No. 11978, State of Tennessee. The seal includes the text 'DAVID J. WARD, P.E.', 'REGISTERED PROFESSIONAL ENGINEER', 'LICENSE NO. 11978', 'STATE OF TENNESSEE', and 'COMMERCE NOV 1978'.



Item #: 3. **Request for Variance to Setback. Fourteen Lots Located on Rocky Trail (Tax Map 29P, Group A, Parcels 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, and 62). R-2 (Medium Density Residential) Zoning District. Parcels owned by F & B Development.**

Reviewed By: Bo Logan

Summary: **Summary**
The applicant is requesting approval of a variance to the setbacks for 14 lots in The Ridge Subdivision.

This request falls under the third power delegated to Board of Zoning Appeals by way of Tennessee’s enabling laws as follows:

Where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the enactment of the zoning regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to or exception or undue hardship upon the owner of such property.

Further, any variance granted must be done so without substantially impairing the intent and purpose of a city’s zoning plan and zoning ordinance.

When considering a recommendation for this item the La Vergne Board of Zoning Appeals should consider the conditions below that are justifications for variances and are outlined in the La Vergne ordinances as well as State law.

1. The request is justified because of the following conditions: (i) the property is exceptional due to narrowness, shallowness, or shape of the property, (ii) the property does contain exceptional topographic conditions or other extraordinary or exceptional situations or conditions;
2. The strict application of the Zoning Ordinance would result in practical difficulties to or undue hardship upon the owner(s) of the property (e.g. This situation—*which cannot be of personal or financial nature*--is not generally applicable to other properties throughout the City, and is unique); and

3. The relief granted by this variance would not cause substantial detriment to the public good by substantially impairing the intent or purpose of the LaVergne Zoning Ordinance.

Some examples of variance requests that would also comply with these conditions include the following:

1. Due to the acquisition of a portion of one's property for a public purpose such as for the widening of a public street, the residual lot size is no longer sufficient to comply with minimum lot size provisions;
2. While one has a sufficient acreage to comply with minimum lot size provisions, the shape of the lot at the date zoning was adopted is such that minimum building setbacks cannot be satisfied;
3. While one's lot is large enough to comport with minimum lot size requirements the topographic profile of the lot is such that it is not reasonable or feasible to grade the subject lot in a manner that satisfies minimum yard requirements;
4. A stream running through the middle of a lot of record effectively prohibits one from meeting minimum building setback requirements.

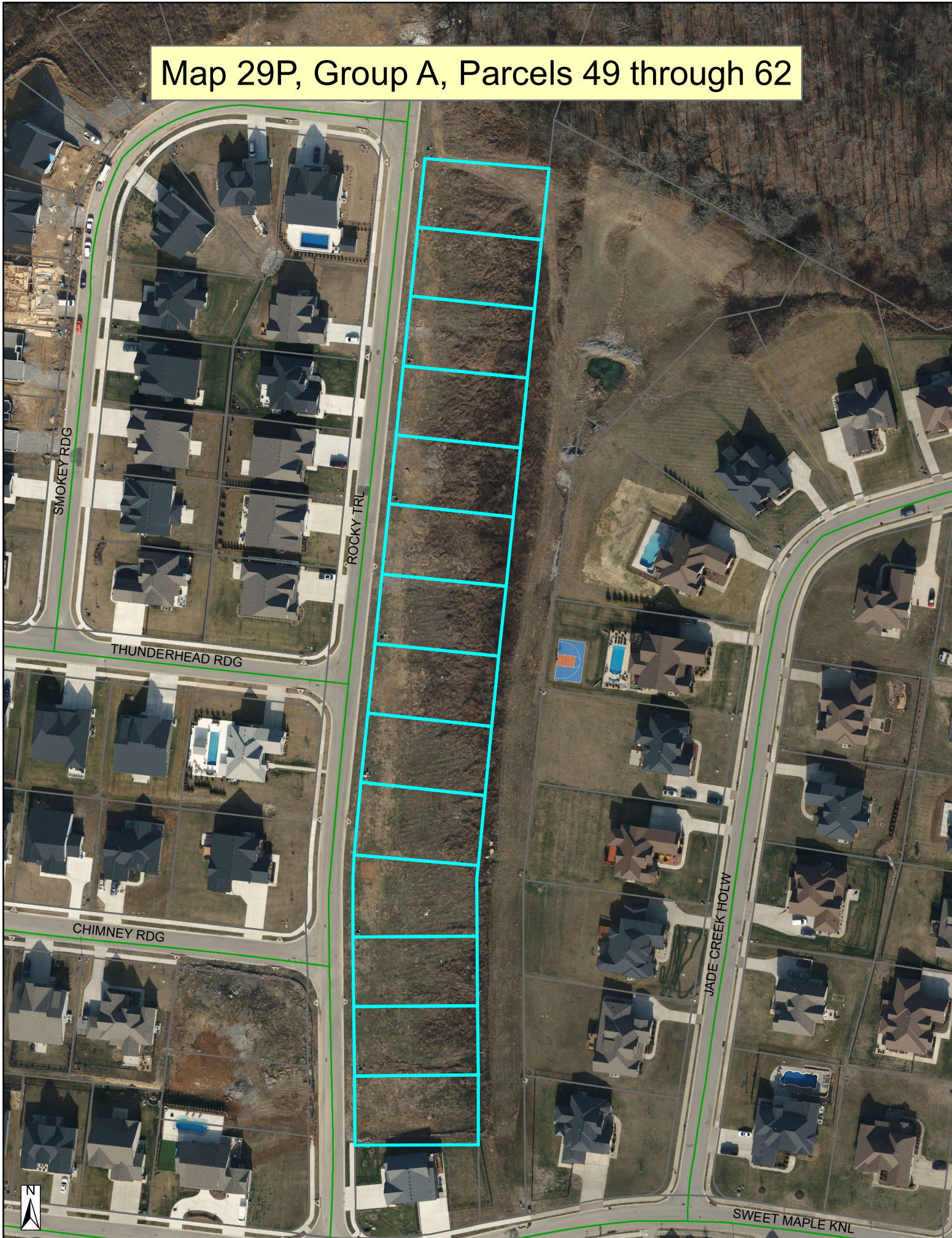
Other Comments

There has been a sign posted on the property for over three (3) weeks. As of October 21, 2024, Staff has received three (3) phone calls inquiring about the sign. Staff discussed the request with three (3) individuals.

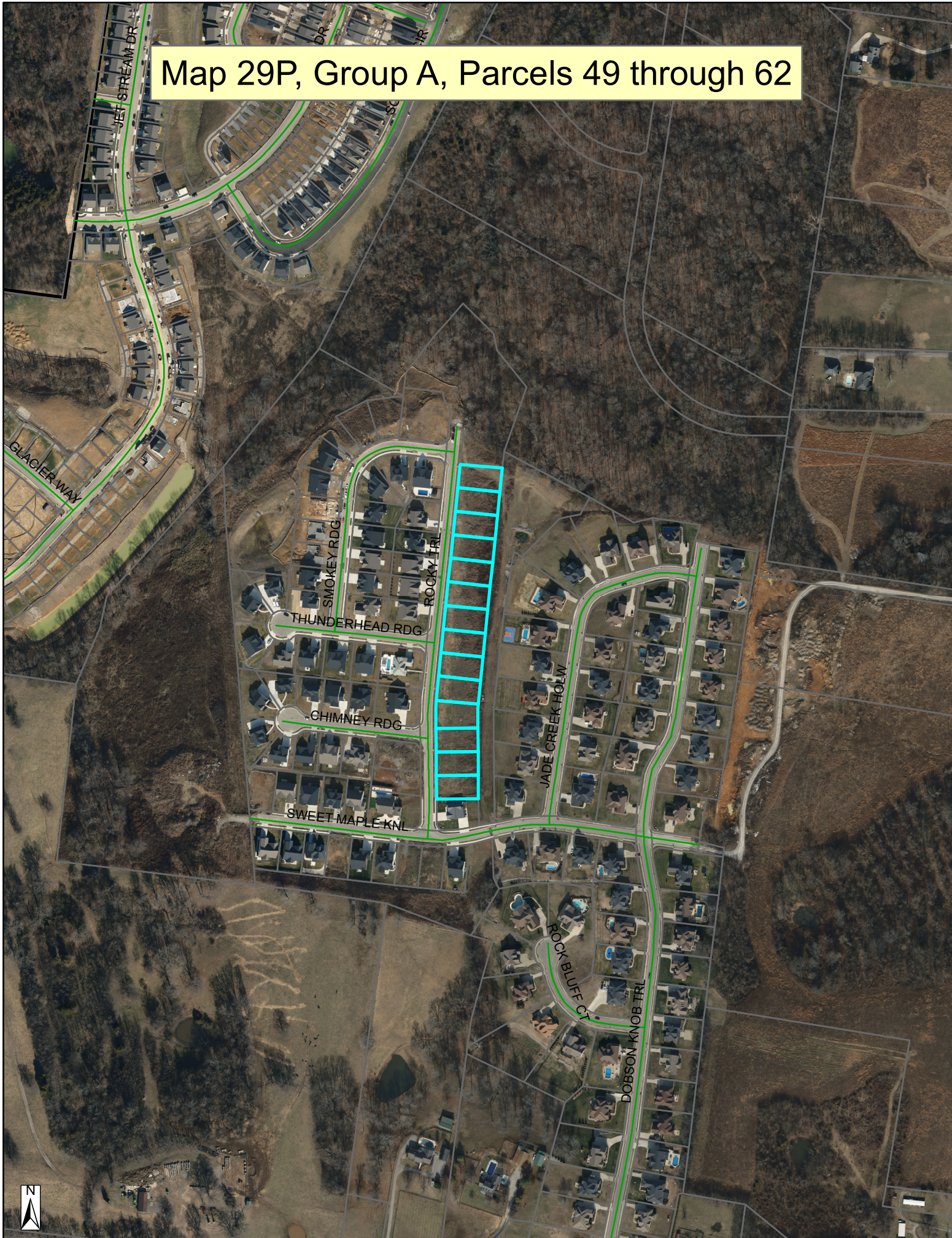
Background Information: N/A

Other Comments: N/A

Map 29P, Group A, Parcels 49 through 62



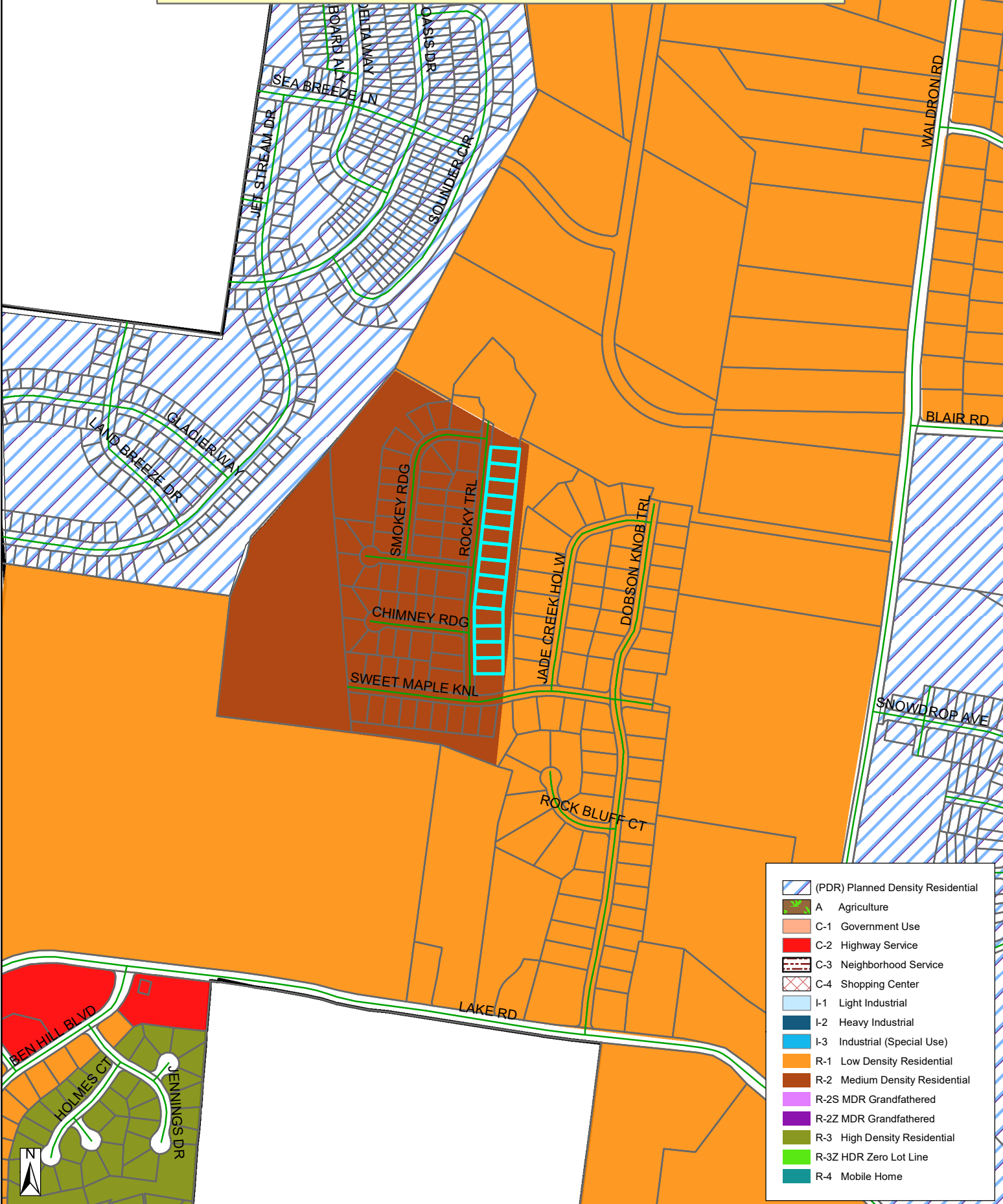
Map 29P, Group A, Parcels 49 through 62



CAROTHERS RD

Map 29P, Group A, Parcels 49 through 62

PAYLOAD LN



	(PDR) Planned Density Residential
	A Agriculture
	C-1 Government Use
	C-2 Highway Service
	C-3 Neighborhood Service
	C-4 Shopping Center
	I-1 Light Industrial
	I-2 Heavy Industrial
	I-3 Industrial (Special Use)
	R-1 Low Density Residential
	R-2 Medium Density Residential
	R-2S MDR Grandfathered
	R-2Z MDR Grandfathered
	R-3 High Density Residential
	R-3Z HDR Zero Lot Line
	R-4 Mobile Home





NO PARKING
IN FRONT OF
PROPERTY
OR
IN FRONT OF
DRIVEWAYS
OR
CROSSWALKS
OR
CROSSINGS
OR
CROSSINGS
OR
CROSSINGS

AN APPLICATION
HAS BEEN FILED WITH
THE LA VERGNE
BOARD OF ZONING
APPEALS FOR
INFORMATION CALL
287-8702



**The Ridge Phase 3 (14 lots) Setback
Variance Revision**

Owner: B&F Venture

Address: Rocky Trail, Nolensville, TN 37135
(lots 359-372)

Variance Request: Revising the setback on 14 lots (359-372) from 35'-0" to 20'-0", due to the steepness of lots.

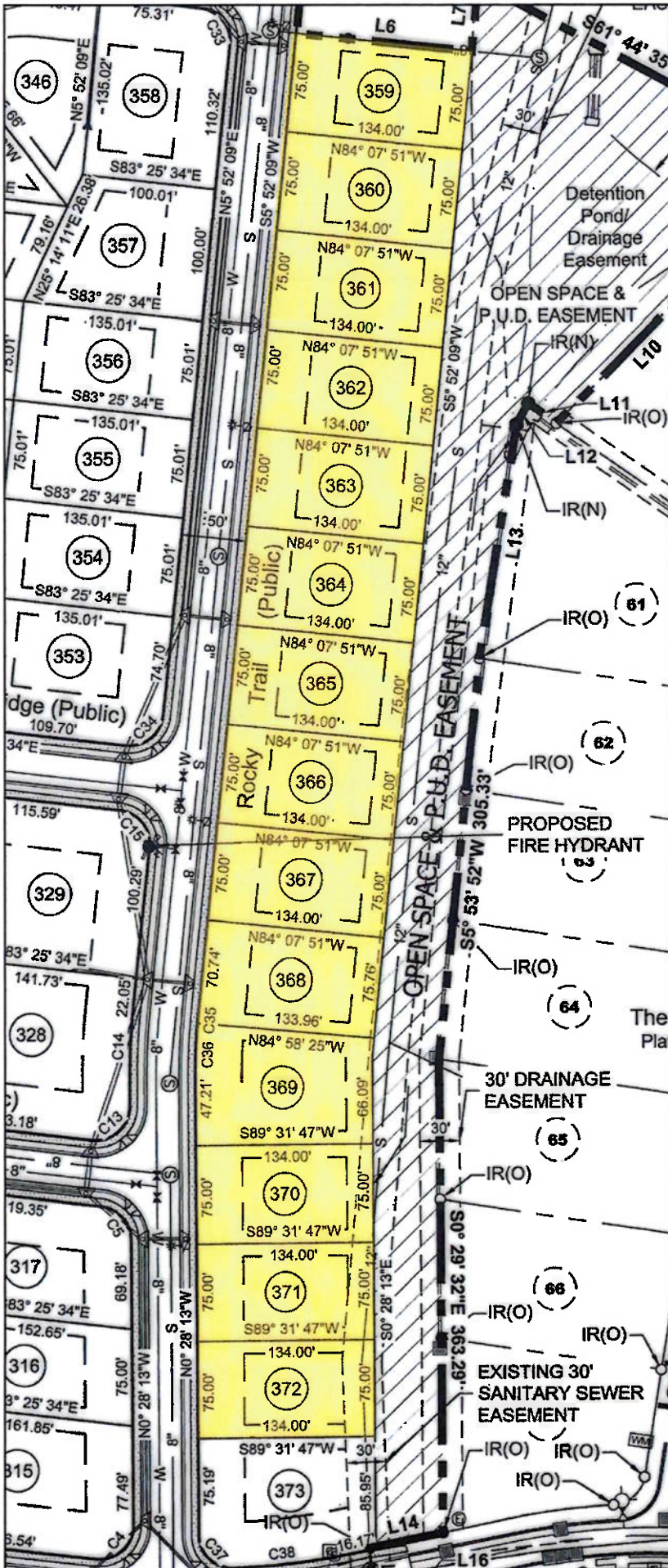
Image NOT to scale



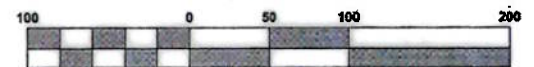
Area of Variance:
Zone of Lots- Residential
Acreage of Site (14 lots)- 3.21± acres
(10,000 sqft per lot)

The Ridge Lots included in Setback Variance

- **Lots in proposal with dimensions
- **Lots do not contain any existing structures.
- **Lots do not contain fencing.



GRAPHIC SCALE
(IN FEET)



Area of Variance:
 Zone of Lots- Residential
 Acreage of Site(14 lots)- 3.21± acres
 (10,000± sqft per lot)

Neighboring Properties

(within 200 ft)

**All addresses are Nolensville, TN 37135

Behind Proposed Site

-Lot : The Ridge lot 59 (Phase 2)

Owner: Paradise Philomena
Address: 333 Jade Creek Hollow
Zone: Residential

-Lot : The Ridge lot 60 (Phase 2)

Owner: Shawn & Nikki Fazioli
Address: 329 Jade Creek Hollow
Zone: Residential

-Lot : The Ridge lot 61 (Phase 2)

Owner: Debra & Charles Bryan
Address: 325 Jade Creek Hollow
Zone: Residential

-Lot : The Ridge lot 62 (Phase 2)

Owner: Dean & Jhnye Bernard
Address: 321 Jade Creek Hollow
Zone: Residential

-Lot : The Ridge lot 63 (Phase 2)

Owner: Khammany & Manivanh Keomany
Address: 317 Jade Creek Hollow
Zone: Residential

-Lot : The Ridge lot 64 (Phase 2)

Owner: Antonio & Ebony Johnson
Address: 313 Jade Creek Hollow
Zone: Residential

-Lot : The Ridge lot 65 (Phase 2)

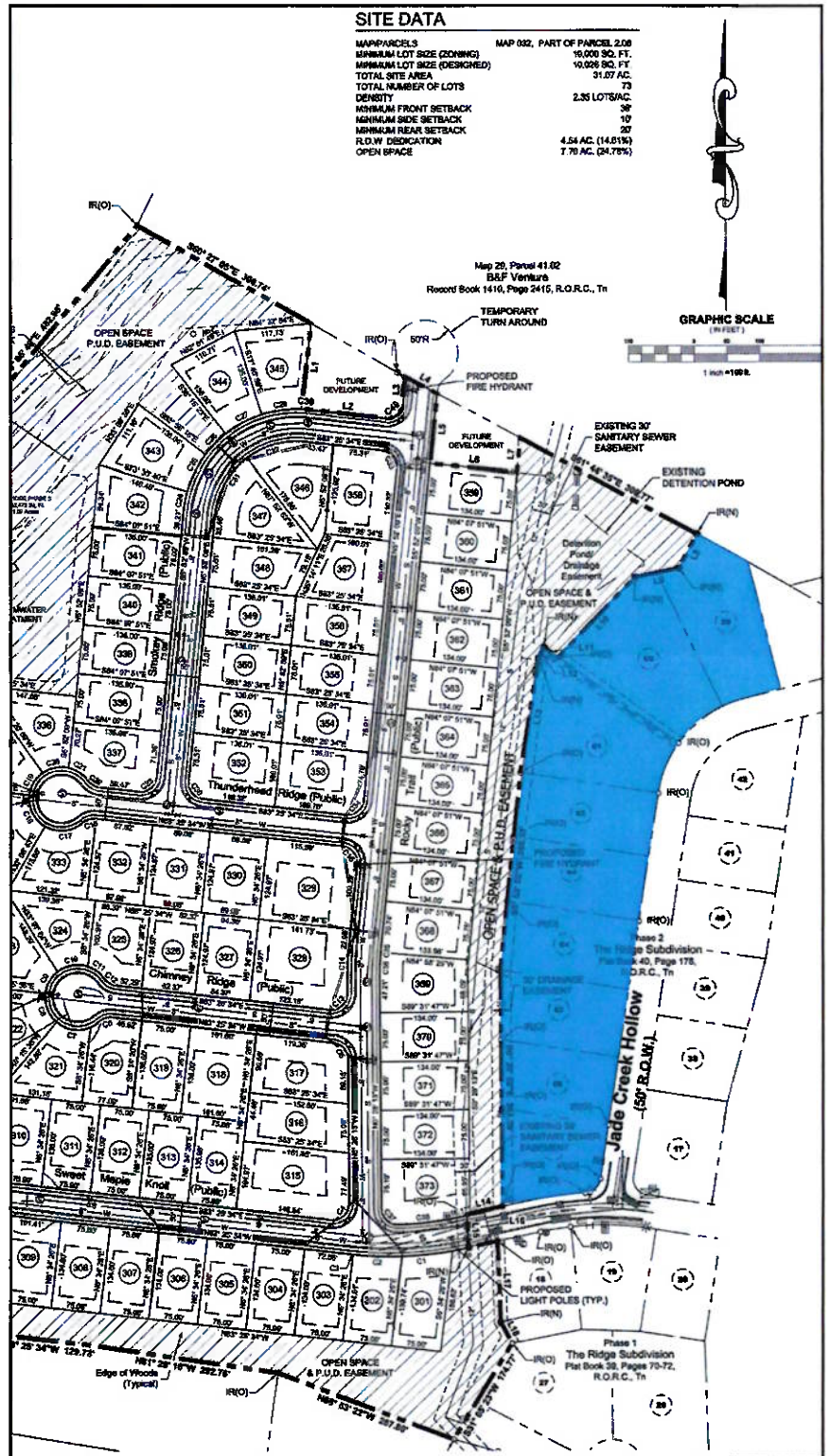
Owner: Flavel & Tamelar Readus
Address: 309 Jade Creek Hollow
Zone: Residential

-Lot : The Ridge lot 66 (Phase 2)

Owner: Joshua & Denise West
Address: 305 Jade Creek Hollow
Zone: Residential

-Lot : The Ridge lot 67 (Phase 2)

Owner: Son & Quyen Nguyen
Address: 301 Jade Creek Hollow
Zone: Residential



Neighboring Properties

Neighboring Properties (within 200 ft)

Across from Proposed Site

**All addresses are Nolensville, TN 37135

- Lot : The Ridge lot 301 (Phase 3)

Owner: Garrett & Hope Mayfield
Address: 221 Sweet Maple Knoll
Zone: Residential

Lot : The Ridge lot 302 (Phase 3)

Owner:
Address:
Zone: Residential

-Lot : The Ridge lot 315 (Phase 3)

Owner: Anthony Trimboli & Lindsay Toedter
Address: 226 Sweet Maple Knoll
Zone: Residential

-Lot : The Ridge lot 316/317 (Phase 3)

Owner:
Address:
Zone: Residential

-Lot : The Ridge lot 318 (Phase 3)

Owner: Robyn Fox & H.Richard
Address: 303 Chimney Ridge
Zone: Residential

-Lot : The Ridge lot 327 (Phase 3)

Owner: Lewis Hudson & Cleshette Hudson
Address: 302 Chimney Ridge
Zone: Residential

-Lot : The Ridge lot 328 (Phase 3)

Owner: Giuseppe & Marla Prestigiaco
Address: 109 Rocky Trail
Zone: Residential

-Lot : The Ridge lot 329 (Phase 3)

Owner: Patrick & Christine Rundle
Address: 113 Rocky Trail
Zone: Residential

-Lot : The Ridge lot 330 (Phase 3)

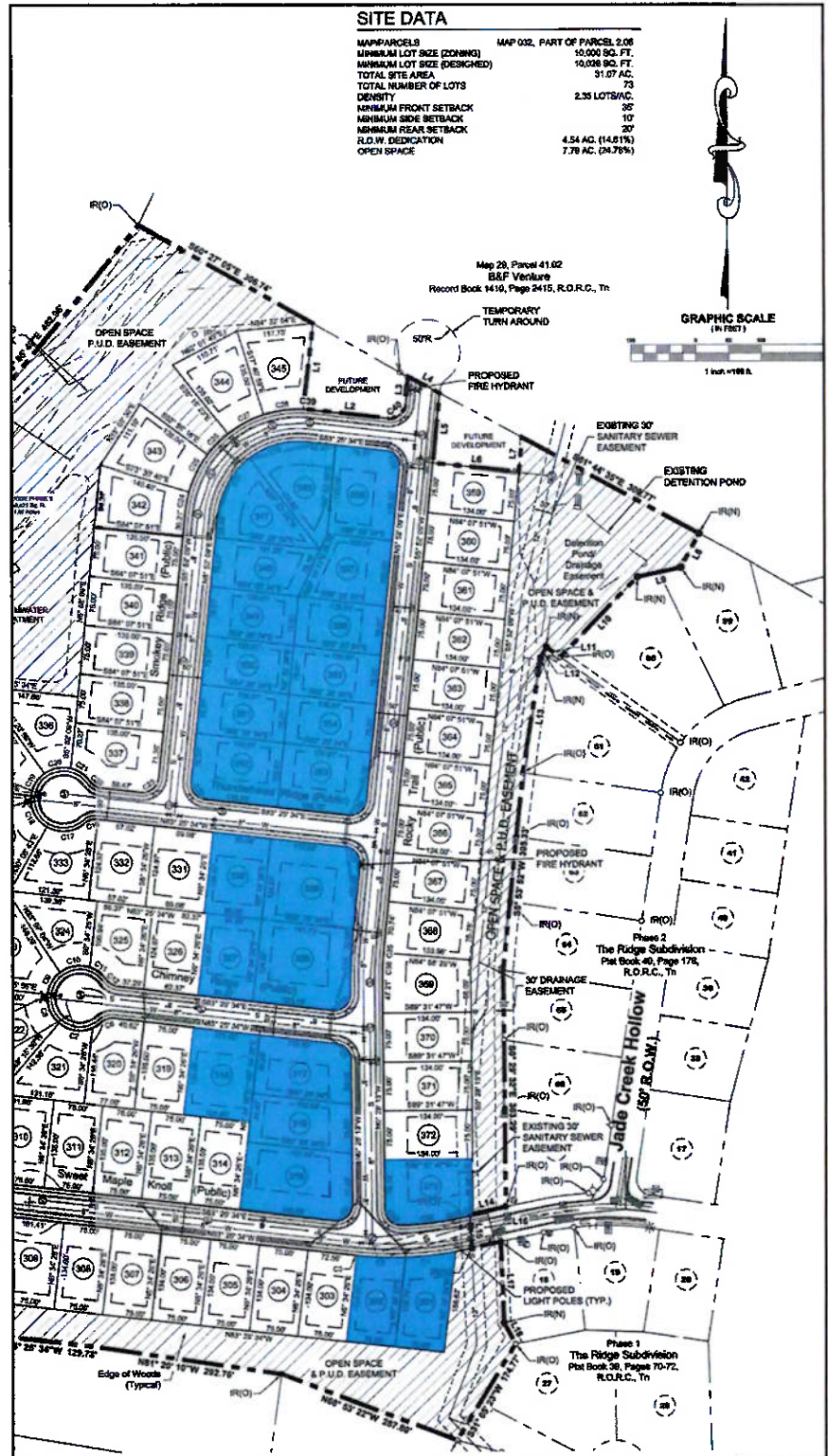
Owner: Carl & Stephanie Edmondson
Address: 403 Thunderhead Ridge
Zone: Residential

-Lot : The Ridge lot 346 (Phase 3)

Owner: Christopher Sasser & Kayla McManus
Address: 503 Smokey Ridge
Zone: Residential

-Lot : The Ridge lot 347 (Phase 3)

Owner: Rasha Khalil & Youssef Hanna
Address: 507 Smokey Ridge
Zone: Residential



Neighboring Properties (within 200 ft)

Across from Proposed Site cont.

**All addresses are Nolensville, TN 37135

-Lot : The Ridge lot 348 (Phase 3)

Owner: Joshua Dingus & Lynn Kimberly
Address: 509 Smokey Ridge
Zone: Residential

-Lot : The Ridge lot 349 (Phase 3)

Owner: Kelly Dutton & Stephen Horvath
Address: 511 Smokey Ridge
Zone: Residential

-Lot : The Ridge lot 350 (Phase 3)

Owner: Uju Annie Onyia & Chike Francis
Address: 513 Smokey Ridge
Zone: Residential

-Lot : The Ridge lot 351 (Phase 3)

Owner: Langh Do & Nem Khai Don
Address: 515 Smokey Ridge
Zone: Residential

-Lot : The Ridge lot 352 (Phase 3)

Owner: Mark Molnar & Lee Pamela
Address: 517 Smokey Ridge
Zone: Residential

-Lot : The Ridge lot 353 (Phase 3)

Owner: Walter & Annette Viera
Address: 117 Rocky Trail
Zone: Residential

-Lot : The Ridge lot 354 (Phase 3)

Owner: Brianna Lofton-Talley
Address: 119 Rocky Trail
Zone: Residential

-Lot : The Ridge lot 355 (Phase 3)

Owner: Deborah Hobbs
Address: 121 Rocky Trail
Zone: Residential

-Lot : The Ridge lot 356 (Phase 3)

Owner: Patrick & Angela Johnson
Address: 123 Rocky Trail
Zone: Residential

-Lot : The Ridge lot 357 (Phase 3)

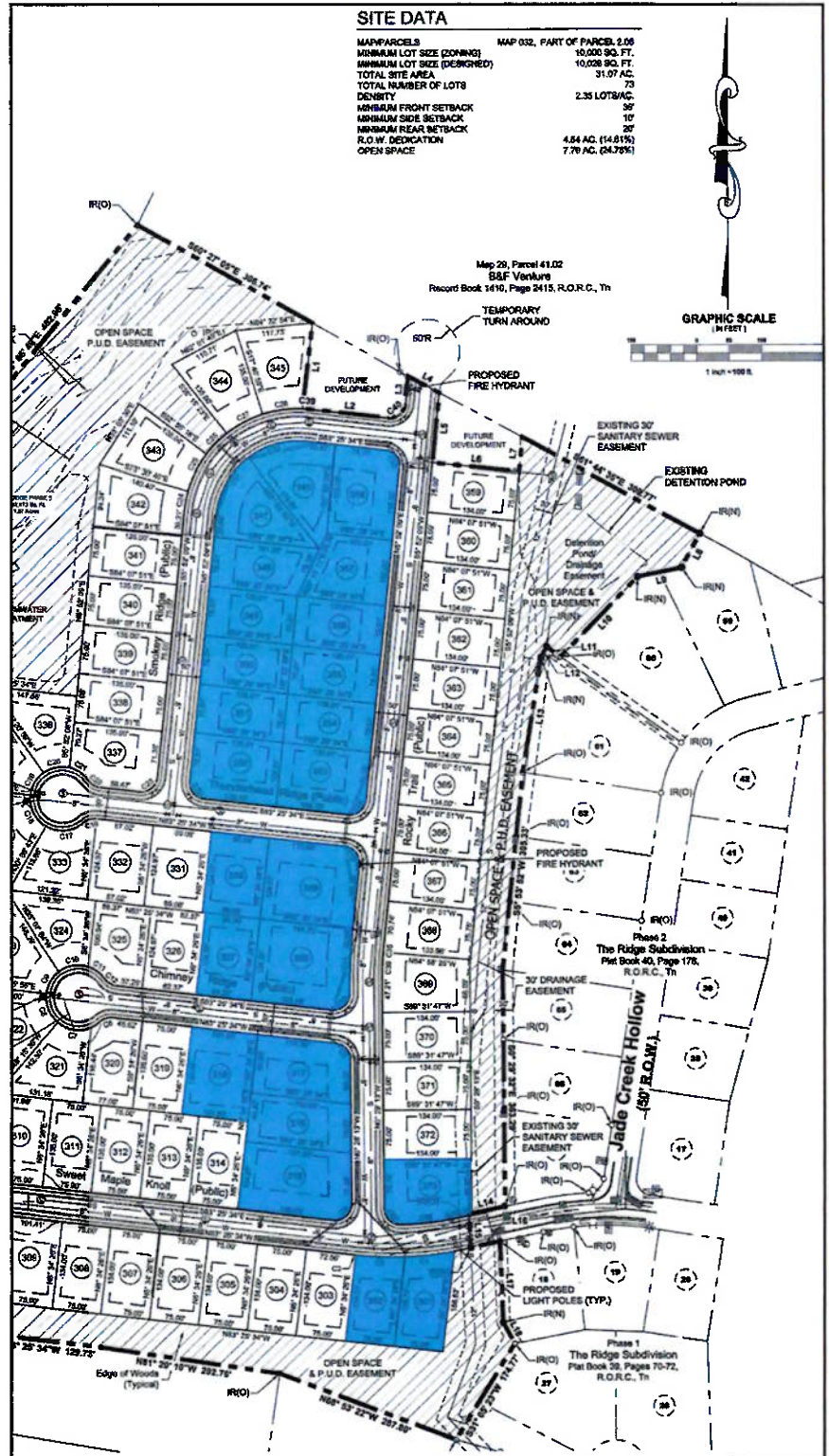
Owner: Joshua Martin & Anne Peters
Address: 125 Rocky Trail
Zone: Residential

-Lot : The Ridge lot 358 (Phase 3)

Owner: Craig & Deana Purcell
Address: 501 Smokey Ridge
Zone: Residential

-Lot : The Ridge lot 373 (Phase 3)

Owner: Jovenia & Lisa Turnbow
Address: 100 Rocky Trail
Zone: Residential

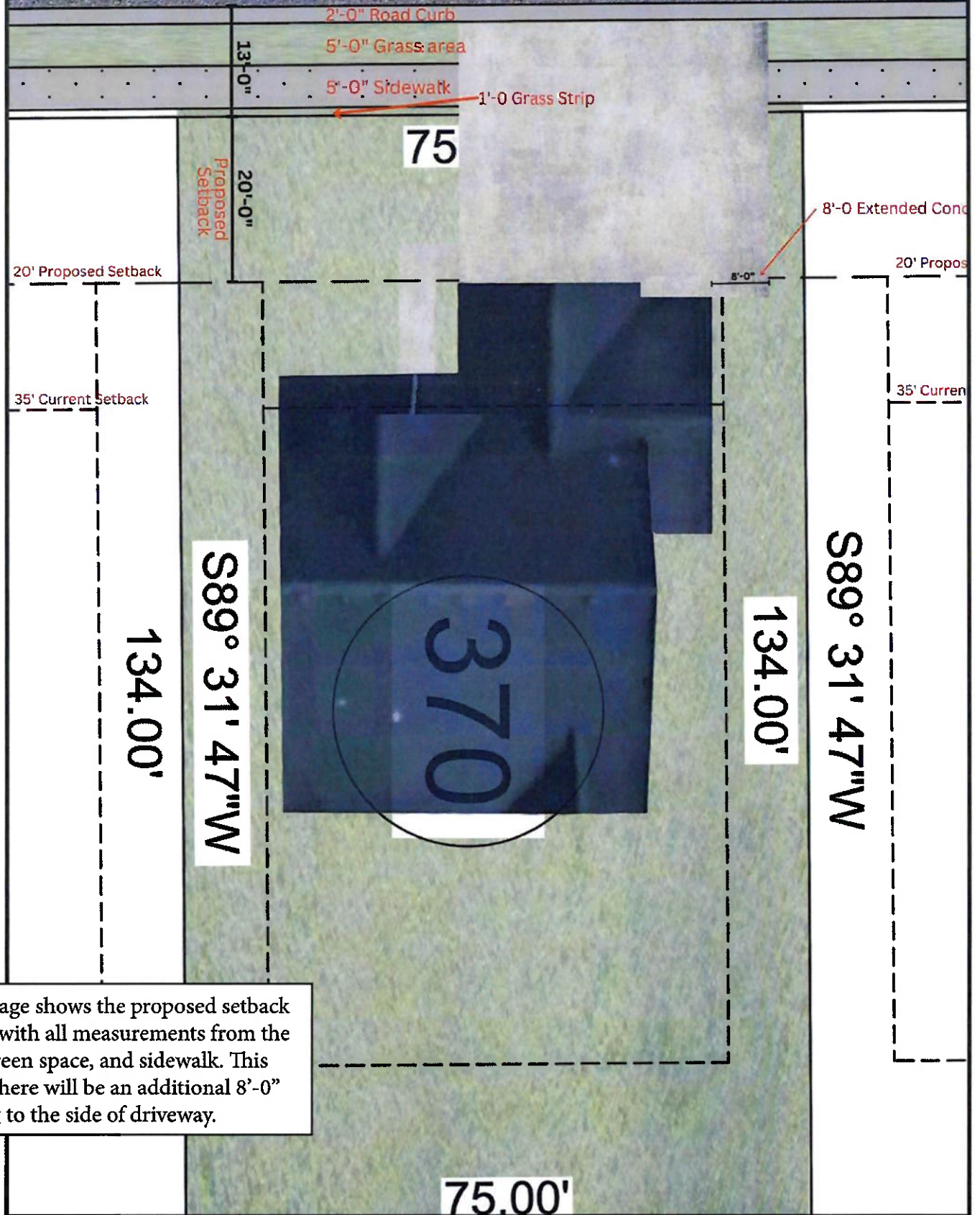


 Neighboring Properties

This image shows the proposed for lots 359-365 20' setback from property line, and includes an additional driveway extended to the side of garage for extra parking.

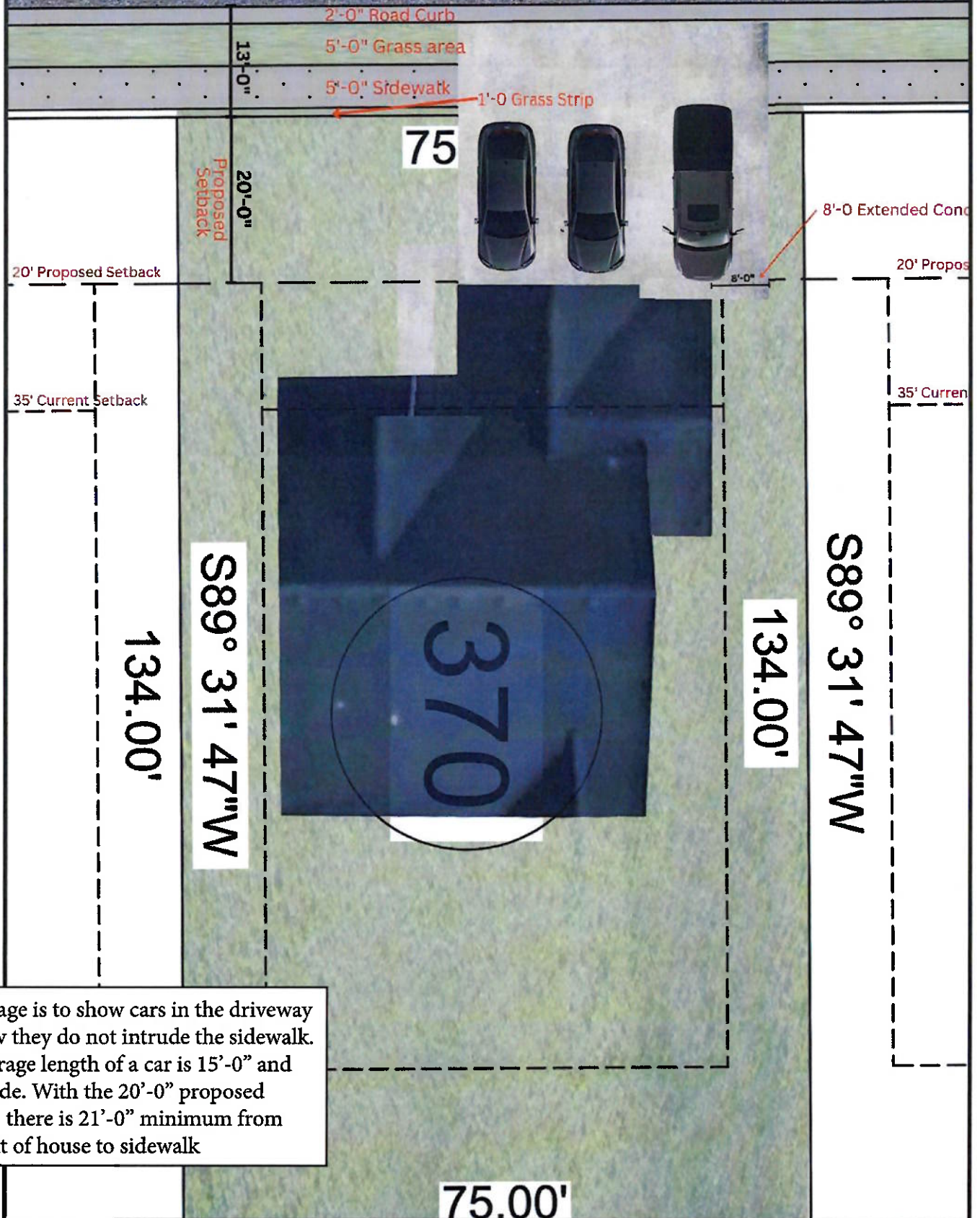


Rocky Trail



This image shows the proposed setback of a lot with all measurements from the curb, green space, and sidewalk. This shows there will be an additional 8'-0" parking to the side of driveway.

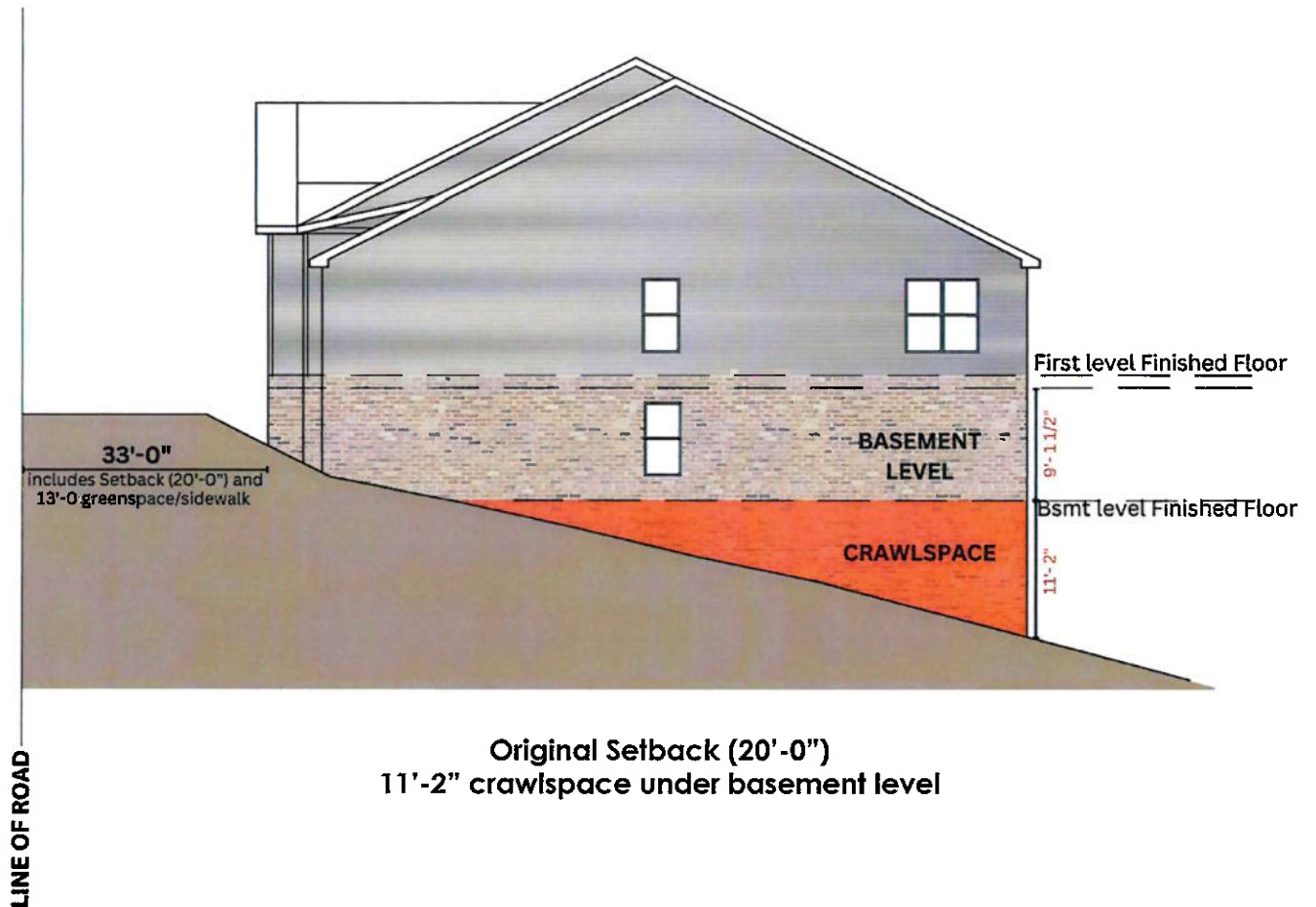
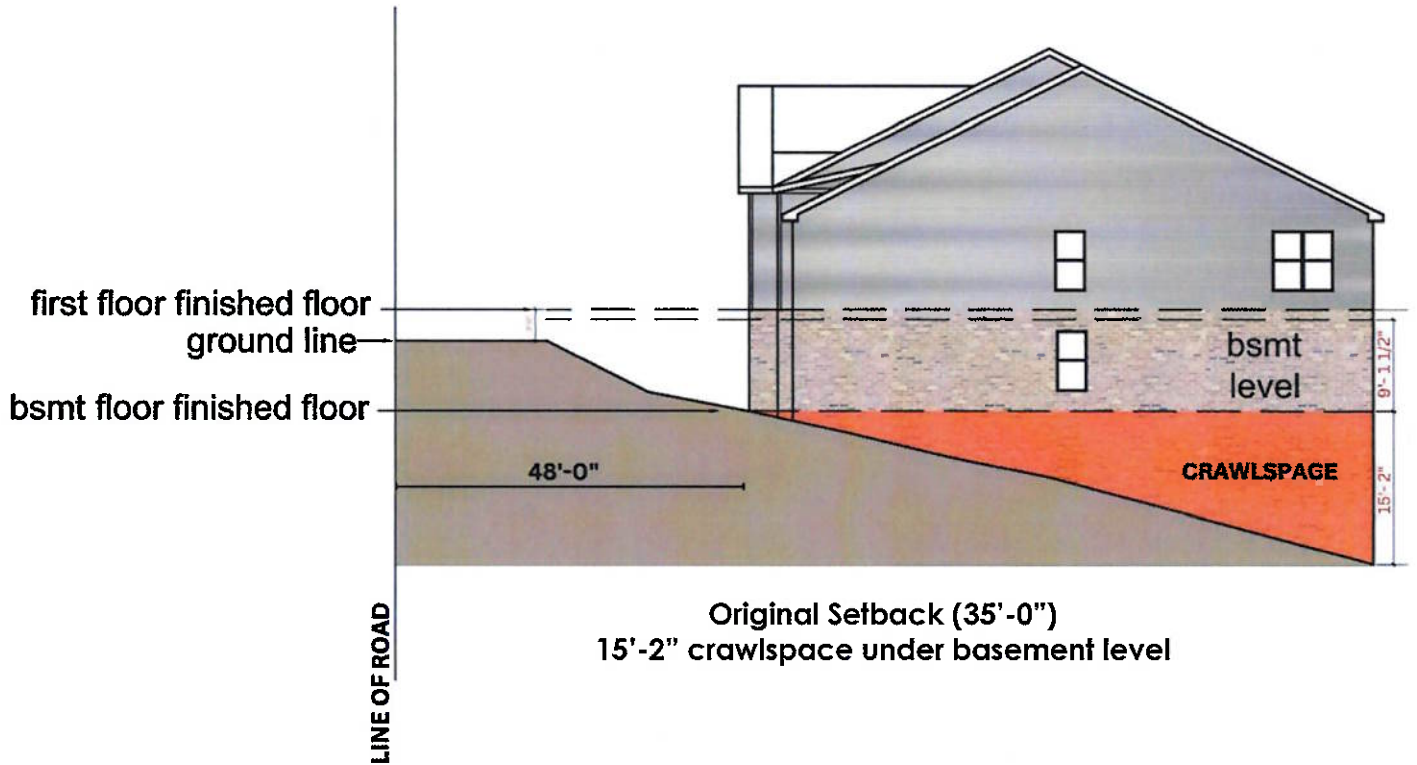
Rocky Trail



This image is to show cars in the driveway and how they do not intrude the sidewalk. The average length of a car is 15'-0" and 6'-0" wide. With the 20'-0" proposed setback, there is 21'-0" minimum from the front of house to sidewalk

The Ridge Lots Side Elevation Comparison:

This representation shows the change in elevation from the front of a lot to the rear of house. Using the original 35'-0" setback and the proposed 20'-0" setback.





Item #: 4.

Request for Variance to Setback - 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.

Reviewed By:

Bo Logan

Summary:

Summary

The applicant is requesting approval of a variance to the setbacks for one commercial lot located at 187 Old Nashville Hwy.

This lot is shaped oddly and is very small.

This request falls under the third power delegated to the Board of Zoning Appeals by way of Tennessee's enabling laws as follows:

Where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the enactment of the zoning regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to or exception or undue hardship upon the owner of such property.

Further, any variance granted must be done so without substantially impairing the intent and purpose of a city's zoning plan and zoning ordinance.

When considering a recommendation for this item the La Vergne Board of Zoning Appeals should consider the conditions below that are justifications for variances and are outlined in the La Vergne ordinances as well as State law.

1. The request is justified because of the following conditions: (i) the property is exceptional due to narrowness, shallowness, or shape of the property, (ii) the property does contain exceptional topographic conditions or other extraordinary or exceptional situations or conditions;
2. The strict application of the Zoning Ordinance would result in practical difficulties to or undue hardship upon the owner(s) of the property (e.g. This situation—*which cannot be of personal or financial nature*--is not generally applicable to other properties throughout the City, and is unique); and

3. The relief granted by this variance would not cause substantial detriment to the public good by substantially impairing the intent or purpose of the LaVergne Zoning Ordinance.

Some examples of variance requests that would also comply with these conditions include the following:

1. Due to the acquisition of a portion of one's property for a public purpose such as for the widening of a public street, the residual lot size is no longer sufficient to comply with minimum lot size provisions;
2. While one has a sufficient acreage to comply with minimum lot size provisions, the shape of the lot at the date zoning was adopted is such that minimum building setbacks cannot be satisfied;
3. While one's lot is large enough to comport with minimum lot size requirements the topographic profile of the lot is such that it is not reasonable or feasible to grade the subject lot in a manner that satisfies minimum yard requirements;
4. A stream running through the middle of a lot of record effectively prohibits one from meeting minimum building setback requirements.

Other Comments

There has been a sign posted on the property for over three (3) weeks. As of October 21, 2024, Staff has not received any phone calls inquiring about the sign.

Background Information: N/A

Other Comments: N/A

Sorani Tire Shop

OLD NASHVILLE HWY

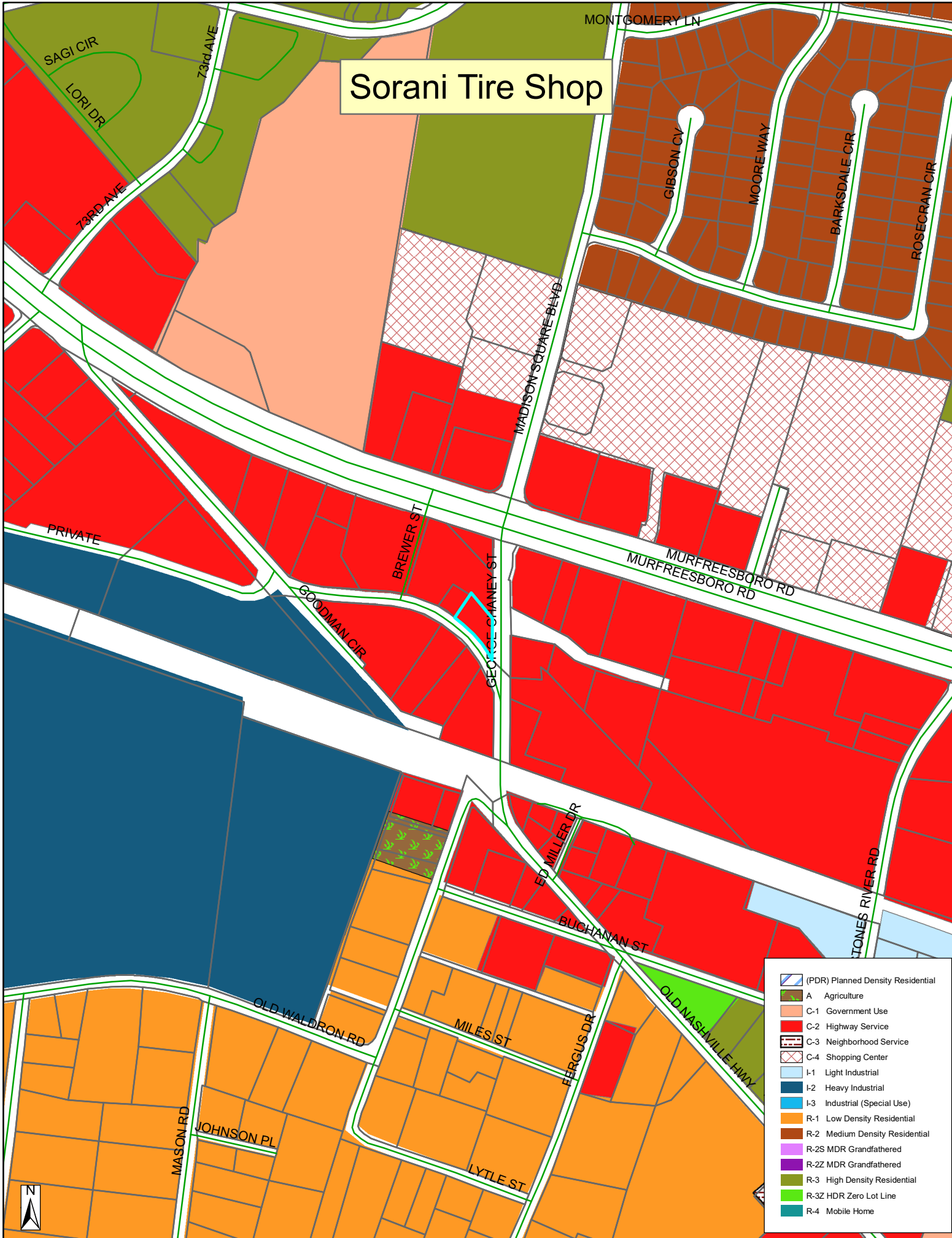
GEORGE CHANEY ST



Sorani Tire Shop



Sorani Tire Shop





187







187

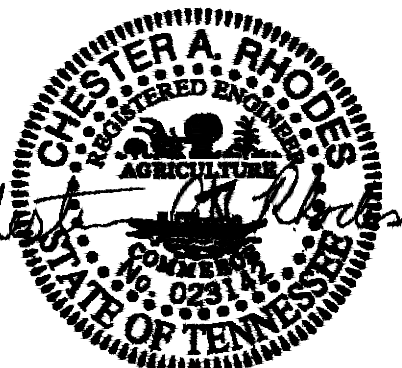
PA. MECHANIC & TIRE SHOP

- NEW TIRES
- TIRE ROTATION
- TIRE REPAIR
- TIRE ALIGNMENT
- TIRE BALANCE
- TIRE REPAIR

615-471-1165

LAWRENCE AUTO

(615) 471-1180



9/26/2024

ENGINEER
RE
RHODES ENGINEERING
AND ENVIRONMENTAL
SERVICES, LLC
PHONE: 615.480.7535
EMAIL: rhodesengineering@gmail.com
807 NASHVILLE HWY. SOUTH, SUITE #1
COLUMBIA, TN 38401
CIVIL, ENVIRONMENTAL
SITE DEVELOPMENT WATER/WASTEWATER

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DATE	
REVISIONS	
NO.	
DESCRIPTION	
DATE	
BY	
APPROVAL	
DRAWN	
DESIGN	
CHECKED	
APPROVED	

SAVED DATE:	9/27/2024 2:32:17 PM
USER:	shwan

SORANI SHWAN
TIRE SHOP STORAGE FACILITIES
187 OLD NASHVILLE HWY, LA VERGNE, TN 37086
EPSC DETAILS

DWG. No.
C-3.0
SCALE: NOTED
CADFILE: ***
JOB No.

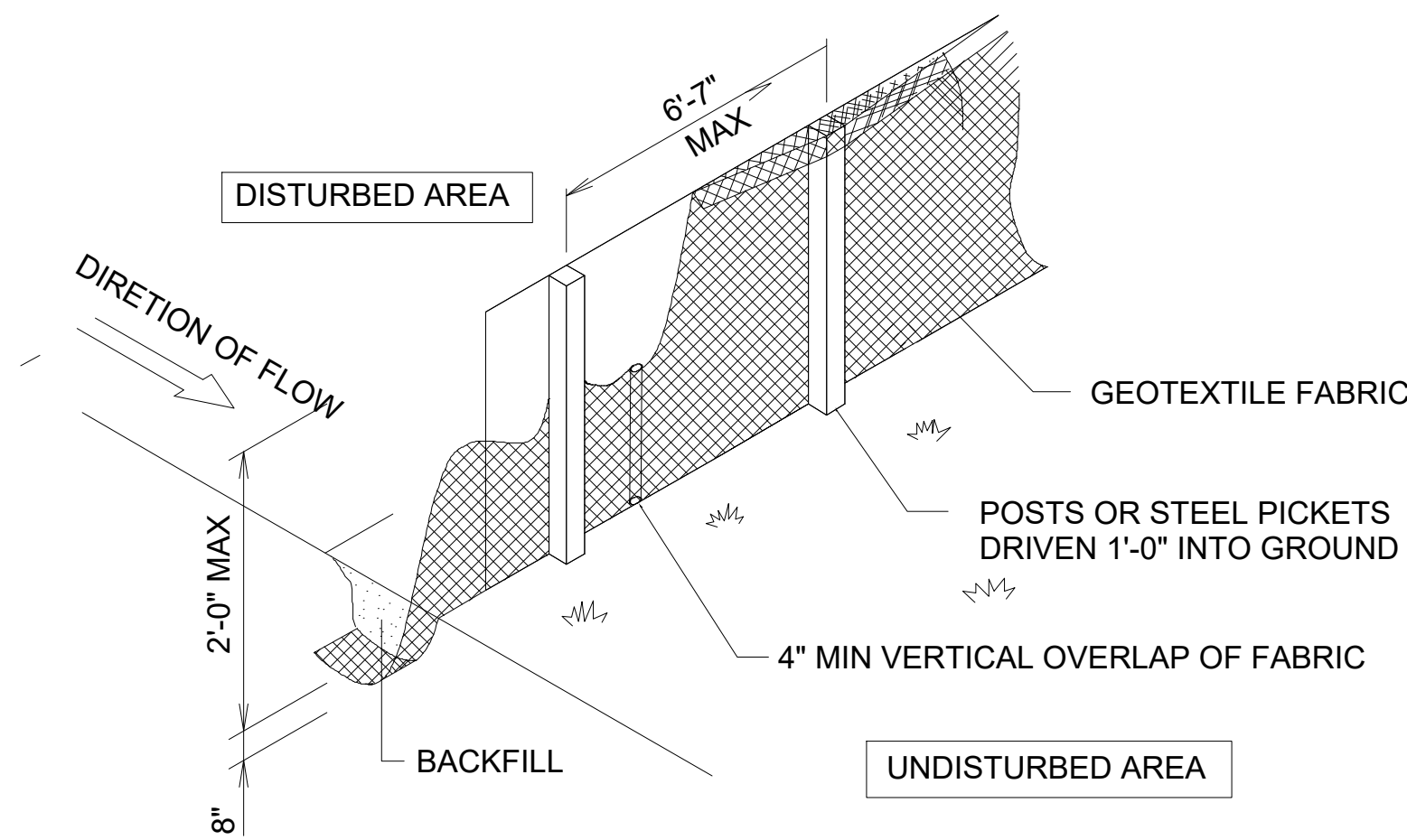
CONSTRUCTION NOTES

1. FENCE POSTS SHALL BE A MINIMUM OF 36" LONG DRIVEN 16" MINIMUM INTO THE GROUND. WOOD POSTS SHALL BE 1 1/2" X 1 1/2" SQUARE (MINIMUM) CUT, OR 1 3/4" DIAMETER (MINIMUM) ROUND AND SHALL BE OF SOUND QUALITY HARDWOOD. STEEL POSTS WILL BE STANDARD T OR U SECTION WEIGHTING NOT LESS THAN 1.00 POND PER LINEAR FOOT.

2. GEO-TEXTILE SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS FOR GEO-TEXTILE CLASS F:

TENSILE STRENGTH	50 LBS/IN (MIN.)	TEST: MSMT 509
TENSILE MODULUS	20 LBS/IN (MIN.)	TEST: MSMT 509 2
FLOW RATE	0.3 GAL FT / MINUTE (MAX.)	TEST: MSMT 322
FILTERING EFFICIENCY	75% (MIN.)	TEST: MSMT 322 3.

WHERE ENDS OF GEO-TEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS. 4. SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND MAINTAINED WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHED 50% OF THE FABRIC HEIGHT.



1 SEDIMENT FENCE DETAIL
SCALE: N.T.S.

STANDARD PLAN SYMBOL



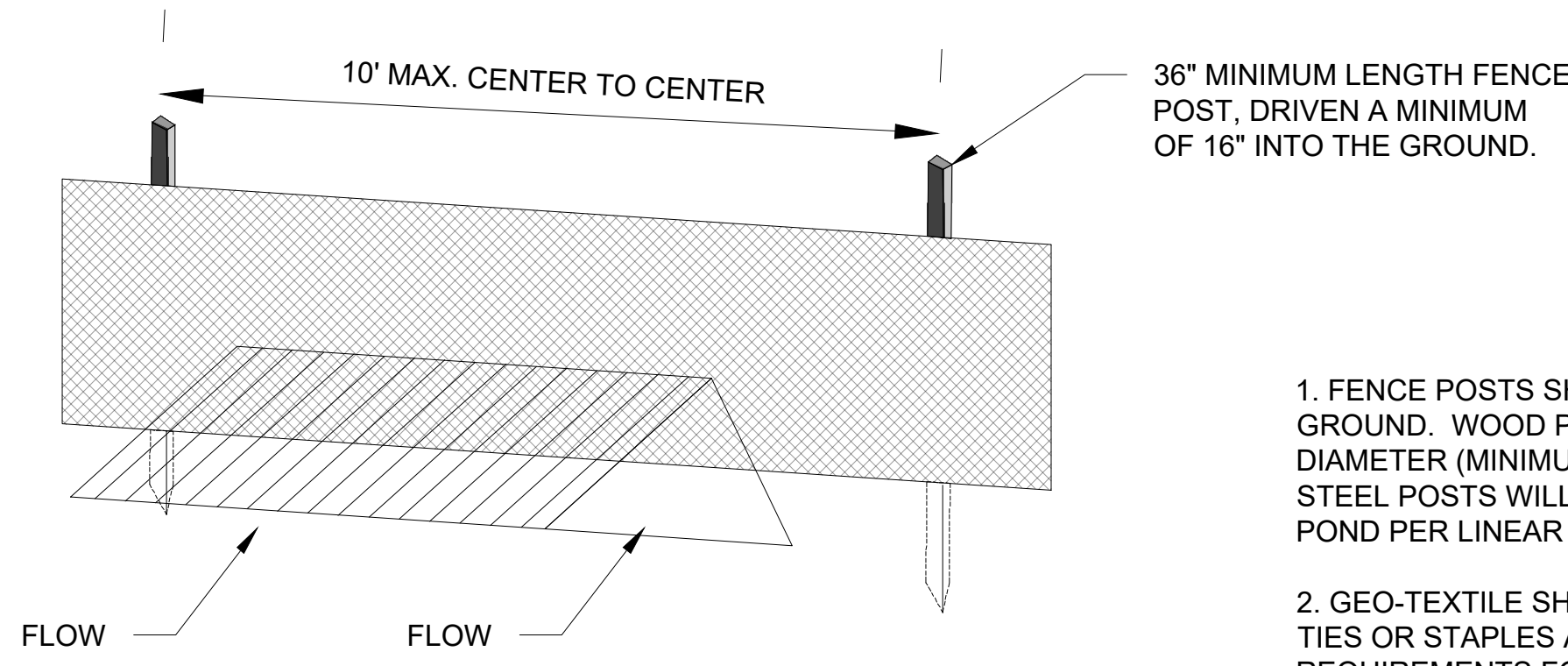
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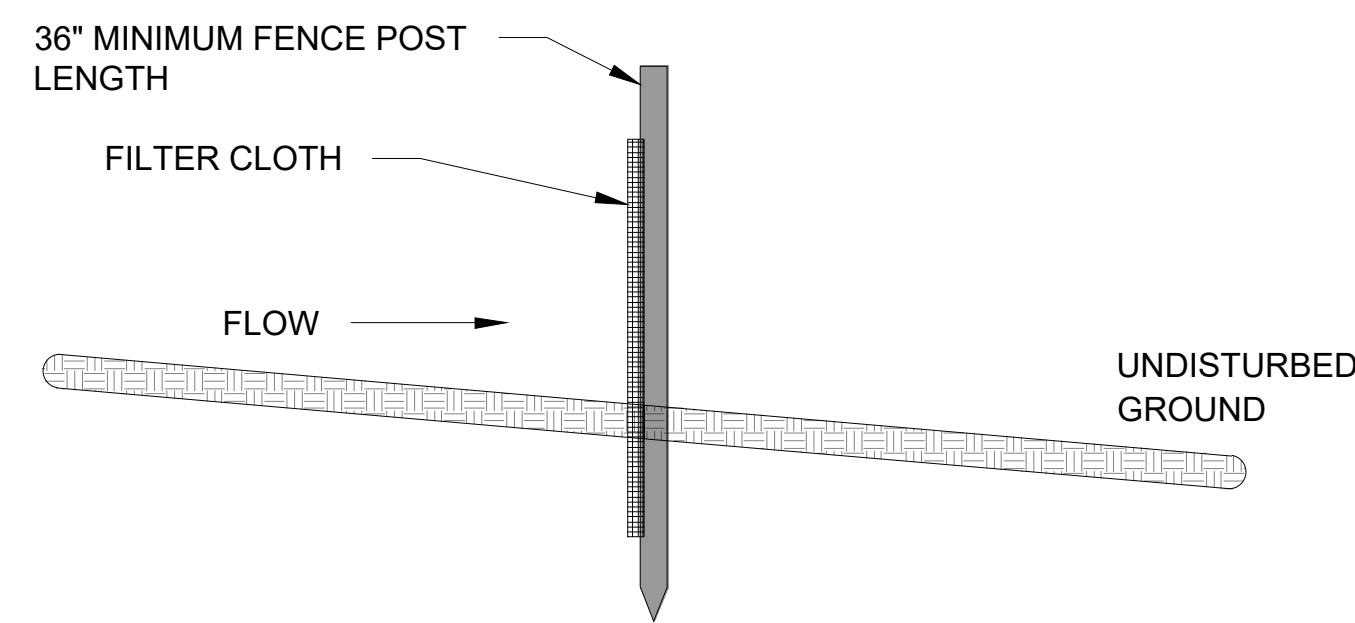
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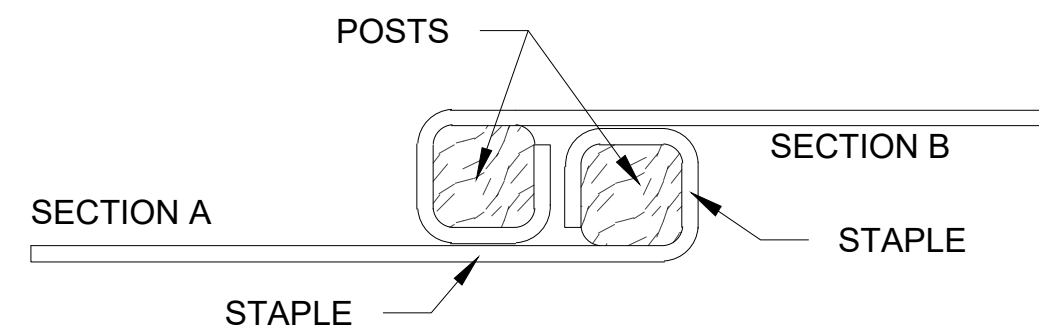
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PERSPECTIVE VIEW



CROSS SECTION



**TOP VIEW
JOINING TWO ADJACENT
SILT FENCE SECTIONS**

2 SILT FENCE DETAIL
SCALE: N.T.S.

