

AGENDA

Board of Mayor and Aldermen
January 7, 2025 Public Hearing @ 6:30 PM

- Call public hearing to order.

ORDER OF BUSINESS

1. **Ordinance #2025-01** - An Ordinance to Amend the City of La Vergne Zoning Ordinance by Changing the Official Zoning Map for Tax Map 14, Parcels 2.00, 5.02 and 14.04, Consisting of Approximately 48.2 Acres, Located at the Northeast Portion of the Roundabout on Stones River Road, 1500 East Nir Shreibman Blvd. and 480 Stones River Road. From a R-1 (Low Density Residential) and R-2 (Medium Density Residential) Zoning Districts to a C-1 (Government Use) Zoning District. (This received a favorable recommendation from the Planning Commission on November 26, 2024.)

ADJOURN

ORDINANCE #2025-01

AN ORDINANCE TO AMEND THE CITY OF LA VERGNE ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR TAX MAP 14, PARCELS 2.00, 5.02 AND 14.04, CONSISTING OF APPROXIMATELY 48.2 ACRES, LOCATED AT THE NORTHEAST PORTION OF THE ROUNDABOUT ON STONES RIVER ROAD, 1500 EAST NIR SHREIBMAN BLVD. AND 480 STONES RIVER ROAD. FROM A R-1 (LOW DENSITY RESIDENTIAL) AND R-2 (MEDIUM DENSITY RESIDENTIAL) ZONING DISTRICTS TO A C-1 (GOVERNMENT USE) ZONING DISTRICT.

WHEREAS, a request has been made by the City of La Vergne, to rezone property located within the City of La Vergne; and

WHEREAS, the City of La Vergne Planning Commission, on November 26, 2024, made a favorable recommendation to the Board of Mayor and Aldermen that this request be approved.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF LA VERGNE BOARD OF MAYOR AND ALDERMEN THAT:

SECTION 1. That the Zoning Ordinance be and is hereby amended by making certain changes to the Official Zoning Map for the City of La Vergne, by changing the property identified as Tax Map 14, Parcels 2, 5.02 and 14.04 from a R-1 (Low Density Residential) Zoning District and R-2 (Medium Density Residential) Zoning District to a C-1 (Government Use) Zoning District. This property consists of approximately 48.2 acres and is owned by the City of La Vergne who submitted application #ZR-2024-01 for the rezoning of this property, which is attached to and made a part of this ordinance as though copied herein.

SECTION 2. BE IT FURTHER ORDAINED, that the Codes and Planning Department is hereby authorized and directed, upon approval of this Ordinance to cause the change to be made on the Official Zoning Map, as set out in Section 1 of this Ordinance, and to make notation thereon of reference to the date of passage and approval of this Ordinance.

SECTION 3. BE IT FURTHER ORDAINED, that this Ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of the City of La Vergne requiring it.

LEGAL STATUS PROVISIONS

Approved and certified by the Planning Commission:

Chairman

Date

Public Hearing Held: _____

Approved by the Mayor and Board of Aldermen:

1st Reading

Jason Cole, Mayor

2nd Reading

ATTEST:

Bruce E. Richardson, City Recorder

Published in the Murfreesboro Post on _____.

City of La Vergne, Tennessee

5093 Murfreesboro Road, La Vergne, TN 37086 ♦ (615) 793-6295

REZONING REQUEST APPLICATION

For a Rezoning Request, the City of La Vergne **requires** the following:

1. Completion of this application. Please type or print the information in blue or black ink.
2. A map of the property. (See Zoning Ordinance for Specific Details.)
3. A label matrix with a list of Names **and** addresses of all adjacent property owners within 500 feet.
4. A legal description of the property, if available.
5. If the applicant is not the property owner, a letter from the property owner must be attached giving the applicant the authority to request rezoning.
6. A letter summarizing the project proposal, including the proposed usage of the land, reason for the rezoning request and justification for the rezoning request.
7. Payment of a Non-Refundable \$300.00 application fee. (Checks should be made payable to "City of La Vergne")

Request No. ZR-2024-01

(Assigned by the City Recorder)

Date Submitted: October 28, 2024

SECTION 1 - Applicant Information (Any Correspondence from the City will be addressed to the applicant.)

☒ Property Owner ☐ Purchaser of Property ☐ Engineer ☐ Trustee
☐ Architect ☐ Other: _____

Name: City of La Vergne Phone #: 615-793-6295

Business: _____ E-Mail: _____

Address: 5093 Murfreesboro Road Best Way to Contact: _____

City: La Vergne State: TN Zip: 37086 (Mail, E-Mail, Phone)

SECTION 2 - Property Information for the Rezoning Request

Tax Map	Parcel(s)	Current Zoning District	Requested Zoning District	# of Acres	Property Owner
14	2.00	R-1	C-1	22.02	City of La Vergne
14	5.02	R-1 & R-2	C-1	23.99	City of La Vergne
14	14.04	R-1	C-1	2.2	City of La Vergne

*** Reason for Rezoning must be included on an attached sheet.

Project Name: Public Works / CDS Facility
Project Address: 1500 East Nir Shreibman Blvd.
Existing Land Use: Vacant / Public Works/CDS Facility under construction
Proposed Land Use: Public Works / CDS Facility - Future City Facilities or Uses
Total Acreage of Project / Rezoning: 48.2

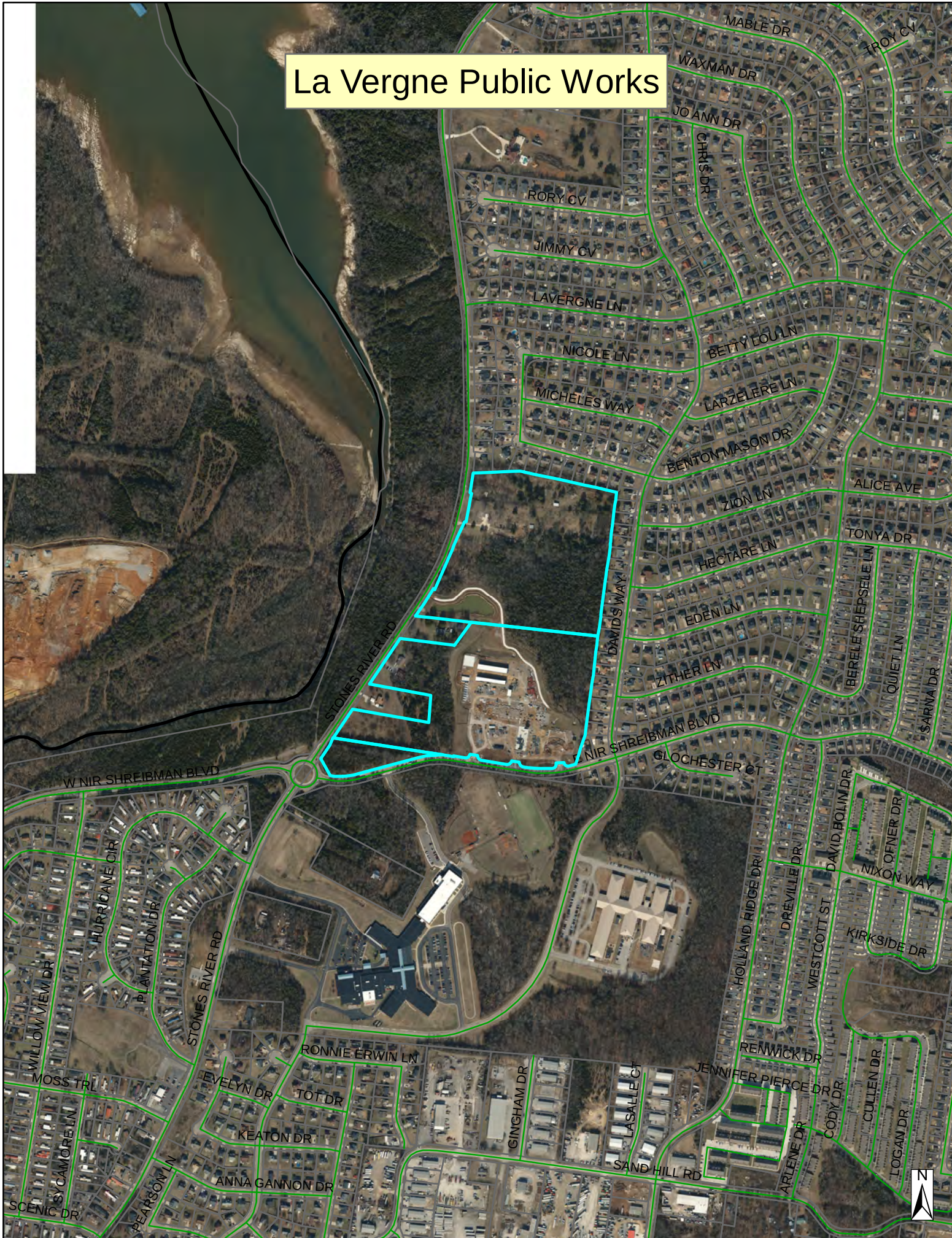
The rezoning process takes approximately three to four months depending on when the application is received by the City. The request must go to the Planning Commission where it receives a recommendation to the Board of Mayor and Aldermen. The Board of Mayor and Aldermen must approve a Rezoning Ordinance on two readings and hold a public hearing before the rezoning request is considered approved.

Applicant's Signature: Jason Ell **Date:** 10/28/24

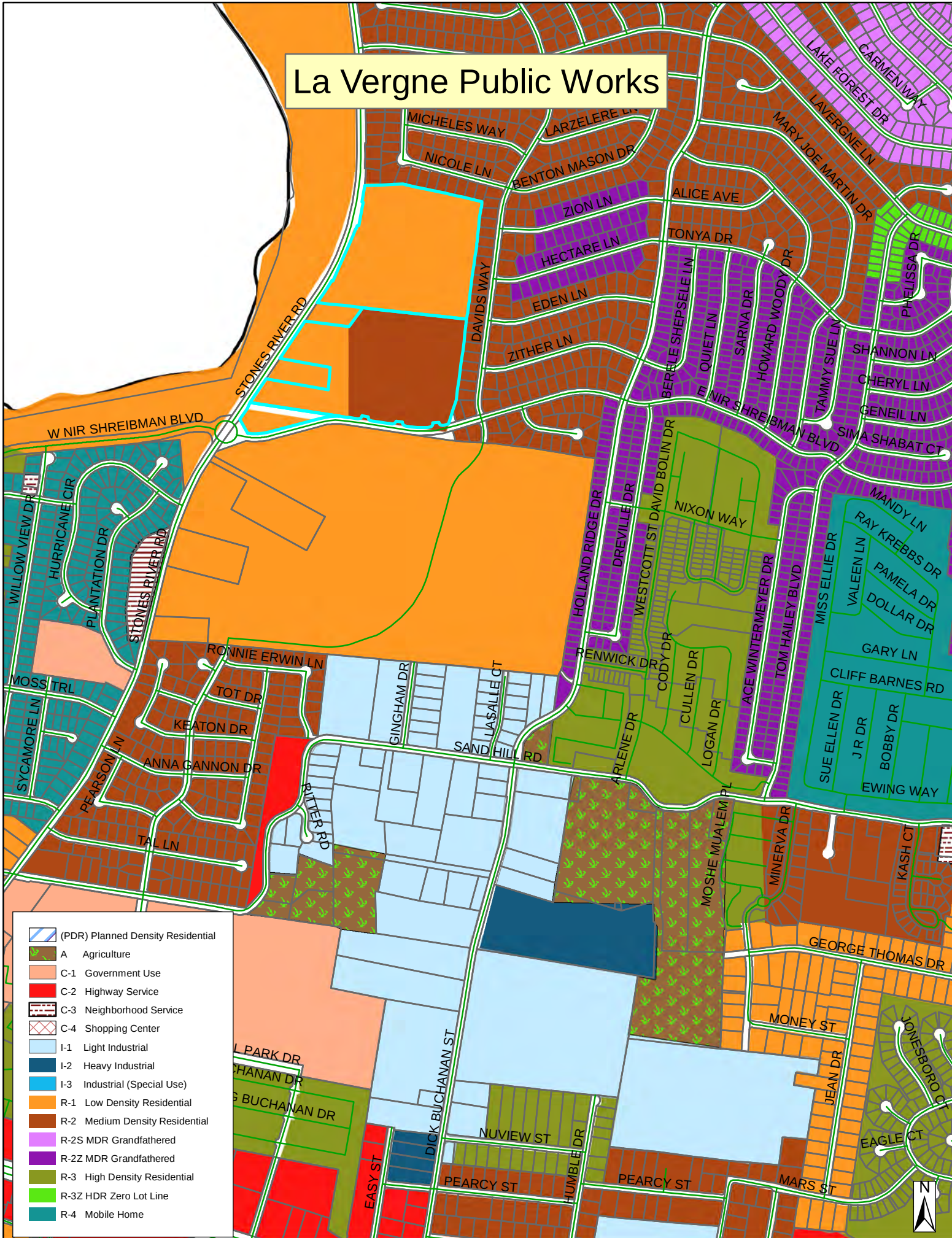
La Vergne Public Works



La Vergne Public Works



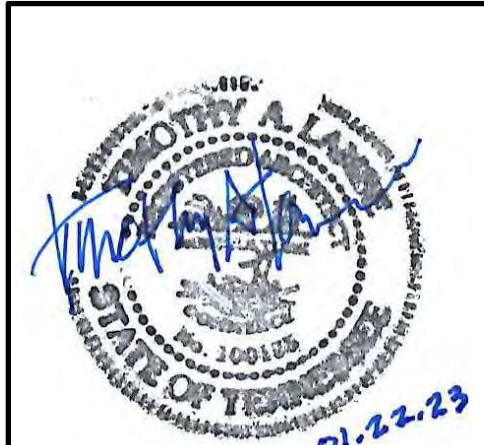
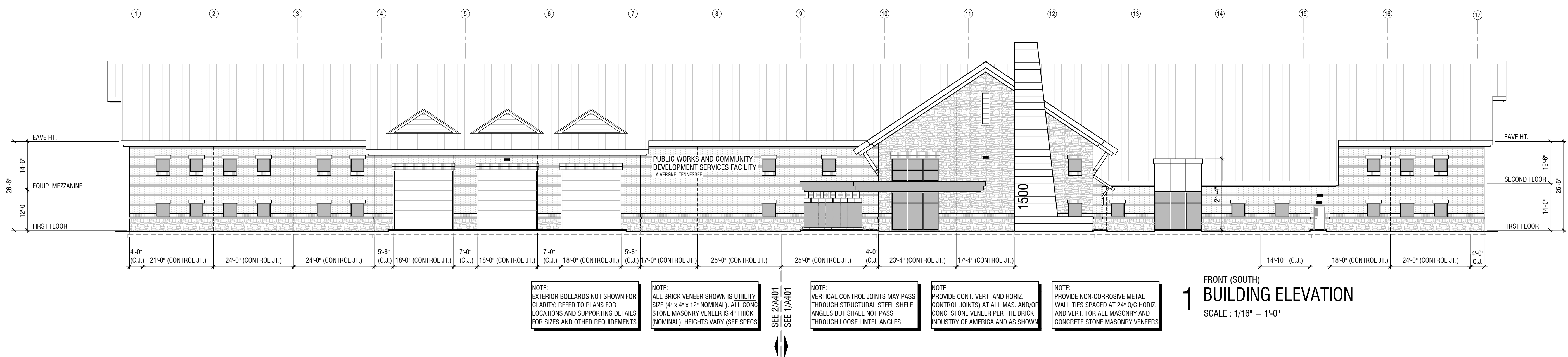
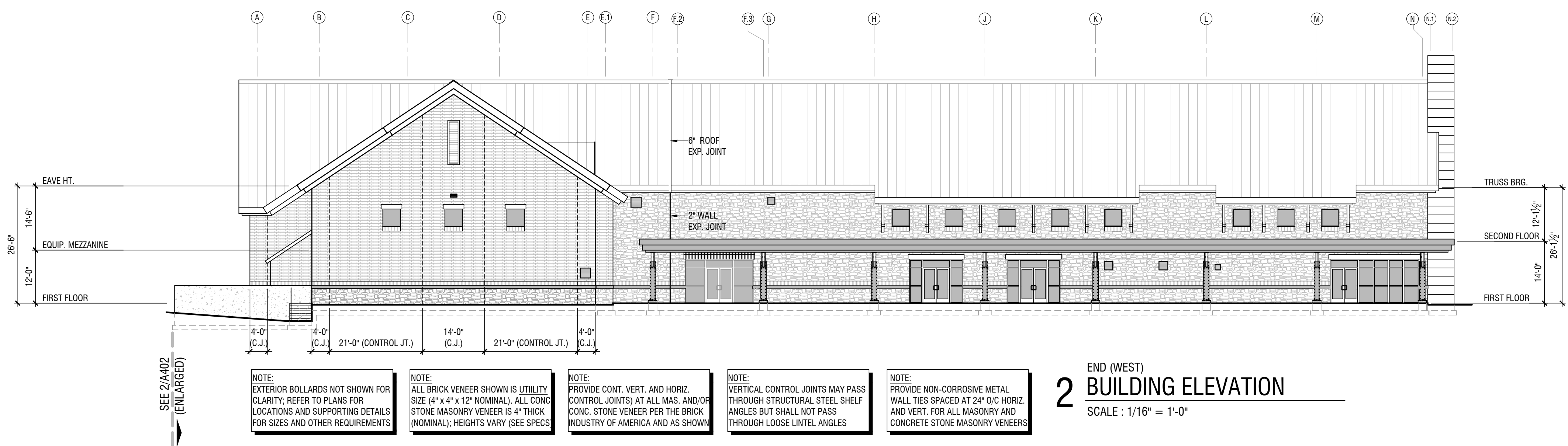
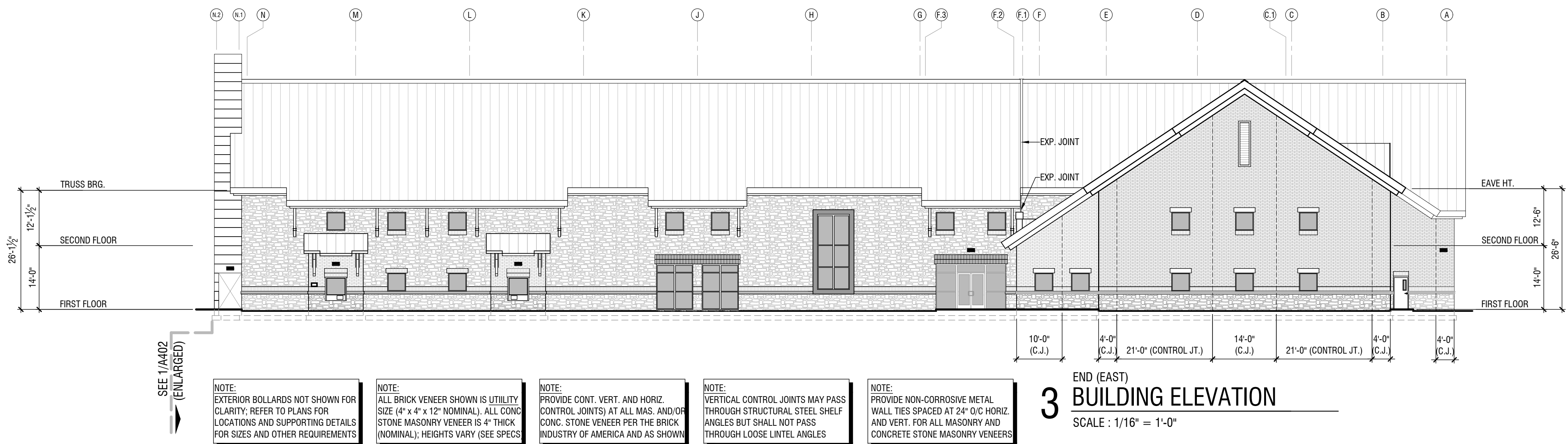
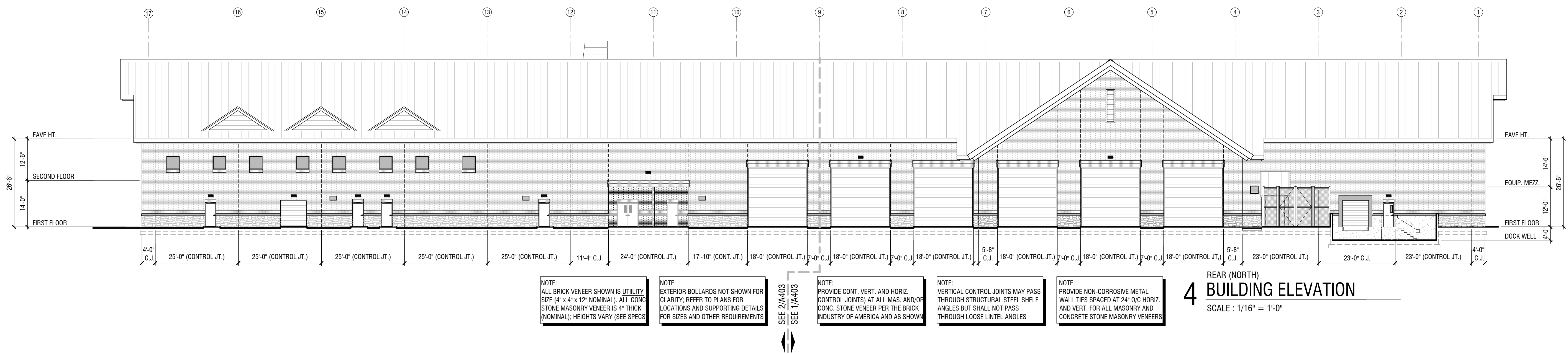
La Vergne Public Works











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creative solutions to build on

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Consultants
CIVIL ENGINEER:
Civil & Environmental
Consultants, Inc.
STRUCTURAL ENGINEER:
Wallace Design Collective
MECHANICAL ENGINEER:
Harpheth Park Engineering, LLC
ELECTRICAL ENGINEER:
Harpheth Park Engineering, LLC

Project

CITY OF LA VERGNE, TENNESSEE
PUBLIC WORKS AND COMMUNITY
DEVELOPMENT SERVICES FACILITY
1500 E NIR SHREIBMAN BOULEVARD
LA VERGNE, TENNESSEE

REV.	date
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L+A Job No. 2110
01.22.23

Building Elevations

A400
sheet