

WORKSHOP AGENDA

Planning Commission

January 14, 2025 @ 5:30 PM

For the January 28, 2025 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: November 26, 2024 Regular Meeting and January 14, 2025 Workshop.
2. Public Comment Period.
3. Motion to Nominate and Elect a Chairman for a One Year Term.
4. Motion to Nominate and Elect a Vice-Chairman for a One Year Term.
5. Motion to Nominate and Elect a Secretary for a One Year Term.

OLD BUSINESS

6. 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.
7. Final Plat - Sand Hill Villas - Seven (7) Residential Lots on 0.87 Acres. Requested by Brian McCain. Property located on Sand Hill Road (Tax Map 14, Parcel 48). R-3 (High Density Residential) Zoning District. Property owned by Sandhill Partners, LLC.

NEW BUSINESS

8. Final Plat - Arbor Ridge, Section 5 - 35 Lots on 15.85 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 32, P/O Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Brookfield Holdings (Arbor).
9. Final Plat - Arbor Ridge, Section 10 - 102 Lots on 16.32 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 32, P/O Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Brookfield Holdings (Arbor).
10. Final Plat - Mission Hills, Section 1 - 15 Lots on 3.69 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 29, Parcel 22.02). R-3 (High Density Residential) Zoning District. Property owned by Meritage Homes of Tennessee, Inc.

11. Site Plan – 483 Dick Buchanan Street – Resurfacing an Existing Site of 4.14 Acres. Requested by Kimley-Horn. Property located at 483 Dick Buchanan Street (Tax Map 14, Parcel 67). I-1 (Light Industrial) Zoning District. Property owned by Jardian IOS.
12. Site Plan – Trinidad Benham Corp. Parking Lot Improvements – Improvements to Existing Lot Consisting of 17.63 Acres. Requested by Barge Design Solutions. Property located at 140 & 148 International Blvd. (Tax Map 17, Parcel 2). I-2 (Heavy Industrial) Zoning District. Property owned by Trinidad Benham Corp.
13. Site Plan - TN Group Properties, LLC - Change of Use on Approximately 1.34 Acres. Requested by 615 Design Group. Property located at 5136 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1.03). C-2 (Highway Service Commercial) Zoning District. Property owned by TN Group Properties, LLC.
14. Set Bond Amount for La Vergne Business Center (Tax Map 14, Parcel 46.01). Requested by Kimley-Horn. I-1 (Light Industrial) Zoning District.
15. Discussion - Parking Ratios in the Zoning Ordinance.
16. Bonds/Letters of Credit Update.

ADJOURN