AGENDA

La Vergne Planning Commission
March 25, 2025 at 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: February 25, 2025 Regular Meeting and March 11, 2025 Workshop.

2. Public Comment Period.

NEW BUSINESS

3. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Equitable Property Company, LLC - 76.55 Acres. Property located on and near Waldron and Blair Roads (Tax Map 32, Parcels 3.04 and 3.05 and Tax Map 29, Parcels 41.01 and 41.02). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: PDR R-3 (Planned Density Residential) Zoning District with a Base Zone of R-3 (High Density Residential). Property owned by the Industrial Development Board of the City of La Vergne.

4. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance - Portico Place, Section 2, Phase 2 and Resubdivision of Common Areas A & B of Section 2, Phase 1. Requested by SEC, Inc. Property located off Blair Road (Tax Map 29, Parcel 20.04). PDR (Planned Density Residential) Zoning District.

5. Bonds/Letters of Credit Update.

ADJOURN

MINUTES OF THE MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON FEBRUARY 25, 2025, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular workshop on February 25, 2025, in La Vergne City Hall, starting at 6:00 p.m. with Chairman Earl Garvin, Jr. present and presiding.

Members Present

The members present were: Chairman Earl Garvin, Jr, Mayor Jason Cole, Secretary Graeme Coates, Tabatha Howard,and Jim Hesemann. Mark Molnar and Terry Coleman were absent.

A quorum was determined.

1. Approve Minutes: January 28, 2024 Regular Meeting and February 11, 2025 Workshop.

A motion, made by Mayor Jason Cole, seconded by Alderman Graeme Coates, to approve the minutes of the January 28, 2025 Regular Meeting and February 11, 2025 Workshop, was adopted with all voting AYE.

2. Public Comment Period.

No one spoke.

NEW BUSINESS

3. Site Plan – 470 Dick Buchanan Street – Building Addition of 1,642 Square Feet on 15.41 Acres. Requested by 615 Design Group. Property located at 470 Dick Buchanan Street (Tax Map 14, Parcel 50). I-2 (Heavy Industrial) Zoning District. Property owned by 470 Dick Buchanan, LLC.

Mr. Bo Logan gave his report.

A motion, made by Mayor Jason Cole, seconded by Alderman Graeme Coates, to accept the site plan as submitted, was adopted with all voting AYE.

4. Site Plan – Co-Op Business Park – New Building Totaling 252,072 Square Feet on 12.14 Acres. Requested by Kimley-Horn. Property located at 171

Waldron Road (Tax Map 15, Parcel 24.03). I-2 (Heavy Industrial) Zoning District. Property owned by Tennessee Farmer's Cooperative.

Mr. Logan gave his report.

A motion, made by Mayor Jason Cole, seconded by Jim Hesseman, to accept the site plan as submitted, was adopted with all voting AYE.

5. Final Plat - Mission Hills, Section 2 - 49 Lots on 13.57 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.

Mr. Logan gave his report. Mr. Lide stated that the plat will not be signed until the performance bond items are completed.

Alderman Coates asked about lot 46.

Mr. Brice Low, a representative of SEC, approached the podium. He explained that lot 46 was an open space. He stated that the HOA would be responsible for that land.

A motion, made by Alderman Graeme Coates, seconded by Jim Hesseman, to approve the final plat as submitted, was adopted with all voting AYE.

6. Recommendation to the Board of Mayor and Aldermen - Amend Section 4.010 of the La Vergne Zoning Ordinance Regarding Off-Street Parking Requirements.

Mr. Logan gave his report.

Mayor made comments about the item. Mr. Brown spoke about the typo and stated that staff would correct the mistake regarding the gated community.

Alderman Coates made comments about the changes. Mr. Brown explained the new proposal. He stated that the gated apartment complex would remain the same. He stated that all dwellings would remain at three spaces. A discussion ensued.

A motion, made by Alderman Graeme Coates, seconded by Jim Hesseman, to give a faborable recommendation to the Board of Mayor and Alderman regarding off-street parking requirements, was adopted with all voting AYE.

7. Bonds/Letters of Credit Update.

Ms. Williams will update the board on the status of bonds and letters of credit at the regular meeting.

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the workshop adjourned at 6:16 p.m.

_____
Chairman

_____
City Recorder

_____
Approved

MINUTES OF THE WORKSHOP OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON MARCH 11, 2025, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular workshop on March 11, 2025, in La Vergne City Hall, starting at 5:30 p.m. with Chairman Earl Garvin, Jr. present and presiding.

Members Present

The members present were: Chairman Earl Garvin, Jr, Secretary Graeme Coates, Tabatha Howard, Jim Hesemann, and Terry Coleman.

Mayor Jason Cole and Mark Molnar were absent.

A quorum was determined.

1. Approve Minutes: February, 2025 Regular Meeting and March 11, 2025 Workshop.

Minutes will be presented for approval at the regular meeting on March 25, 2025.

2. Public Comment Period.

No one spoke.

NEW BUSINESS

3. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Equitable Property Company, LLC - 76.55 Acres. Property located on and near Waldron and Blair Roads (Tax Map 32, Parcels 3.04 and 3.05 and Tax Map 29, Parcels 41.01 and 41.02). Current Zoning District: R-1 (Low-Density Residential) Zoning District; Proposed Zoning District: PDR R-3 (Planned Density Residential) Zoning District with a Base Zone of R-3 (High-Density Residential). Property owned by the Industrial Development Board of the City of La Vergne.

Mr. Blair gave his report.

Mr. Corey Nelson, a representative of 615 Design Group, approached the podium.

Mr. Land Deleot, Equitable Property Company, 3201 Trevor St Suite 200 Nashville, approached the podium. He explained his presentation for a mixed-use town center in La Vergne. He spoke about the proposal of the PDR.

Mr. Ryan Chapman, 3032 Vanderbilt Place, Nashville, approached the podium. He spoke about the proposed PDR. He explained the economic impact, growth, and job opportunities that could come from the development.

Alderman Coates asked about the residential waterways and TDEC. Mr. Land explained. He spoke about the hydrologist's report. Alderman Coates asked about the timeline. Mr. Deleot stated they are hoping to close in the fall of this year and begin moving dirt. He stated the total project would take 24 to 36 months. A discussion ensued.

Mr. Blair explained the technical items that need to be addressed. Chairman Garvin explained the process.

City Engineer Gary Lide explained the outstanding engineering comments. He explained the calculations, exceptions, sewer system upgrades, and a traffic study needed.

Mr. Deleot approached the podium again. Alderman Coates made comments about the exceptions. Assistant City Administrator Kyle Brown made comments about the application and needing clarification on the PDR. He stated a PDR with an R-3 base would comply. A discussion ensued regarding the sewer needs.

No action was taken.

4. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance - Portico Place, Section 2, Phase 2 and Resubdivision of Common Areas A & B of Section 2, Phase 1. Requested by SEC, Inc. Property located off Blair Road (Tax Map 29, Parcel 20.04). PDR (Planned Density Residential) Zoning District.

Mr. Blair gave his report.

Mr. Lide stated they would be ready for the meeting. Alderman Coates asked about the curve. Mr. Lide stated he would confirm.

No action was taken.

5. Discussion - Property on Corner of Old Nashville Highway and Woody Thomas Drive.

Mr. Blair gave his report.

Alderman Coates made comments about the item. There was no representative for this item.

No action was taken.

6. Discussion – New Zoning Ordinance

Mr. Blair, Mrs. Williams, and Mr. Brown made comments about the draft zoning ordinance. They stated the draft maps would be available on Friday.

No action was taken.

7. Bonds/Letters of Credit Update.

Ms. Williams will update the board on the status of bonds and letters of credit at the regular meeting.

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the workshop adjourned at 6:33 p.m.

_____
Chairman

_____
City Recorder

_____
Approved

Planning Commission Report Meeting: March 25, 2025	City of La Vergne

Item #: 3. **Item Title: Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Equitable Property Company, LLC - 76.55 Acres. Property located on and near Waldron and Blair Roads (Tax Map 32, Parcels 3.04 and 3.05 and Tax Map 29, Parcels 41.01 and 41.02). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: PDR R-3 (Planned Density Residential) Zoning District with a Base Zone of R-3 (High Density Residential). Property owned by the Industrial Development Board of the City of La Vergne.**

Reviewed By:
Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

Equitable Property Company is requesting approval of a concept plan and rezoning for Rock Springs Mixed Use, a mixed use PDR to consist of 76.55 acres. The accompanying rezoning request would change the 76.55 acres from R-1 to R-3 PDR, Planned Density Residential Zoning District (High Density Residential).

The property is located along the west side of Waldron Road and south of Blair Road in the southern part of LaVergne. Furthermore, this site lies east of The Ridge subdivision. Arbor Ridge, under construction, is across Waldron Rd. A future connection point is shown to Blair Road West when it is completed.

Directly across the street to the east (Arbor Ridge) of this site is zoned R-1 PDR. All the property to the south of this site is zoned R-1. Nextdoor to this site The Ridge is zoned R-1 and later phases R-2.

The purpose of the plan is to develop the property for construction of 614 dwelling units to include single-family homes and multi-family units.

This proposal also calls for approximately 208,000 square feet of space to be used as commercial and office uses including property for restaurant and/or retail purposes. The developers will also designate approximately 2 acres to be set aside for a future fire hall. The Concept Plan also calls for amenities including a pool, club house, walking trail and a playground among others.

The development would extend to the south near Rock Springs Elementary School, although it will stop short of Lake Road. It is conceivable that one day in the future children living in Rock Springs could walk to the school.

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)

1. The Design Book needs to clearly state the exact percentage of brick and stone that will be applied to the front of every home and/or dwelling;
2. For heights above 35 feet this development must make application to BOZA for a hearing;
3. Upward of 90% of the total number of dwelling units are multi-family. The zoning ordinance only allows a maximum of 30% unless the development is a private community with a Homeowners Association with a property management policy. Please provide clear verbiage in the Design Book that confirms this;

4. The Design Book indicates a possible 50,000 SF grocery store. But Section 5.052.6 only allows a maximum commercial size of 3,000 SF per establishment unless sufficient design considerations are presented to the Planning Commission by the developer for an exception to this rule;
5. Plan must show min. 20% open space for entire development;
6. Transitional Screening 2 per Section 3.130 is required around the entire PDR wherever the PDR abuts residential zoning;
7. The Zoning Ordinance requires that a copy of the bylaws and restrictive covenants be provided to staff;
8. Zoning Ordinance does not allow 6 townhomes with same setback as shown in the Design Book - the zoning only allows five contiguous townhomes with the same setback.
9. All take-out and drive-thru windows and facilities require permission from the Planning Commission during this stage - requests should be made and shown in the Design Book.

Engineering (**Gary Lide** - glide@lavergnetn.gov)

1. The Utilities Engineer has done further study on the sewers in the area. The density requested for this PDR will max out both existing sewers serving the area. Therefore, this can be accommodated, but any further rezoning in the area which increases density will require significant sewer upgrade costs.
2. The requested hydraulic calculations required by the La Vergne Stormwater Management Ordinance Section 14-603 (5) (c) (i) for Concept Plans were not submitted. The exhibit that was submitted at 10:00 AM, Friday 21 March, was insufficient for engineering review. Additional contextual information provided by e-mail was also insufficient.
3. (For Information) The traffic study has been reviewed and is acceptable. Please note that a traffic signal is proposed at the intersection of Waldron Road with Snowdrop Avenue. It is recommended that the Planning Commission confirm that this additional signal is being paid for by the developer.
4. 5' contours must be provided on page 32 of the Design Booklet as required by Section 3-101.2.4 of the Subdivision Regulations which is required by Zoning Ordinance Section 5.052.6, G 1

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
Comments included in Engineering comments above.

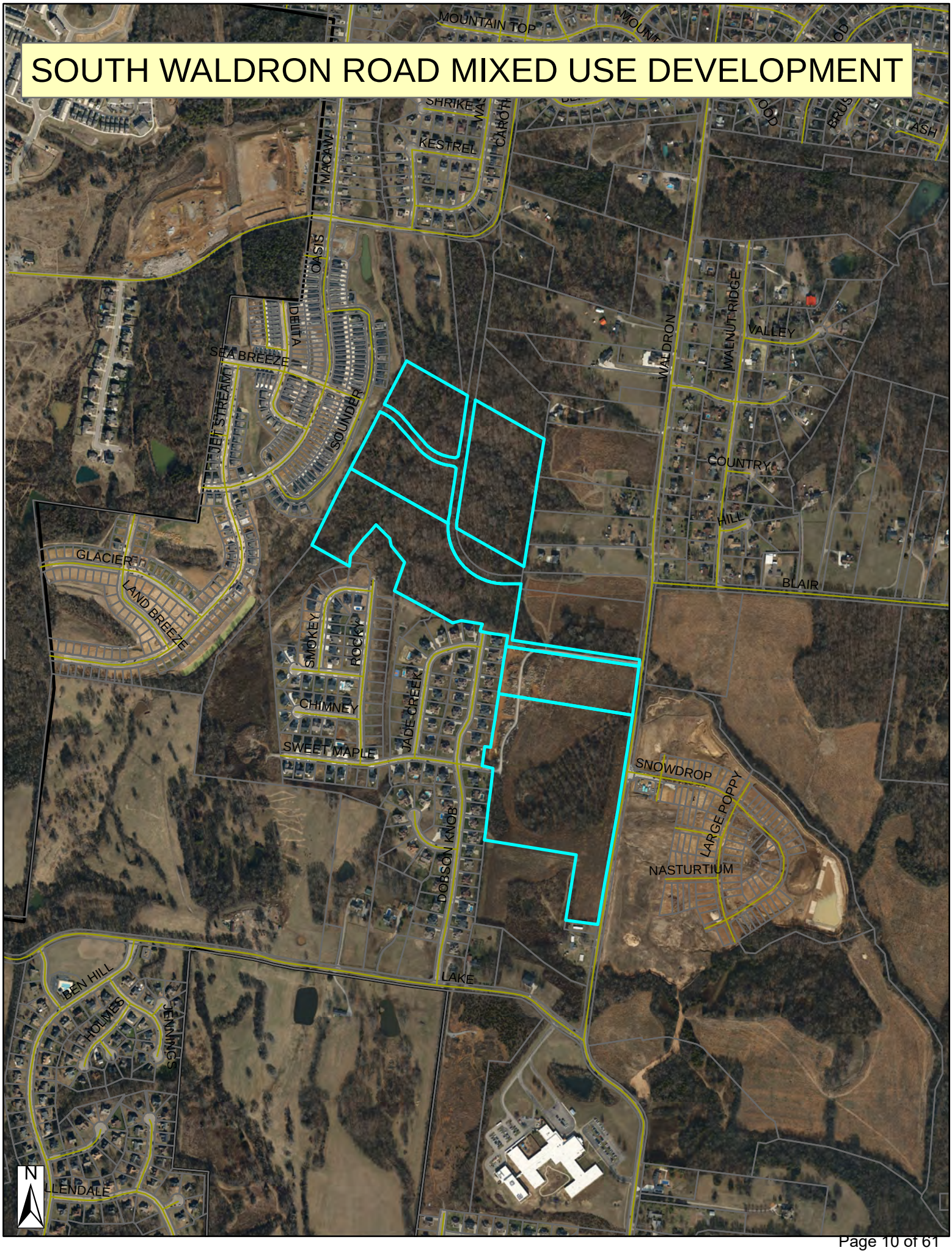
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

Police
No comments.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

SOUTH WALDRON ROAD MIXED USE DEVELOPMENT



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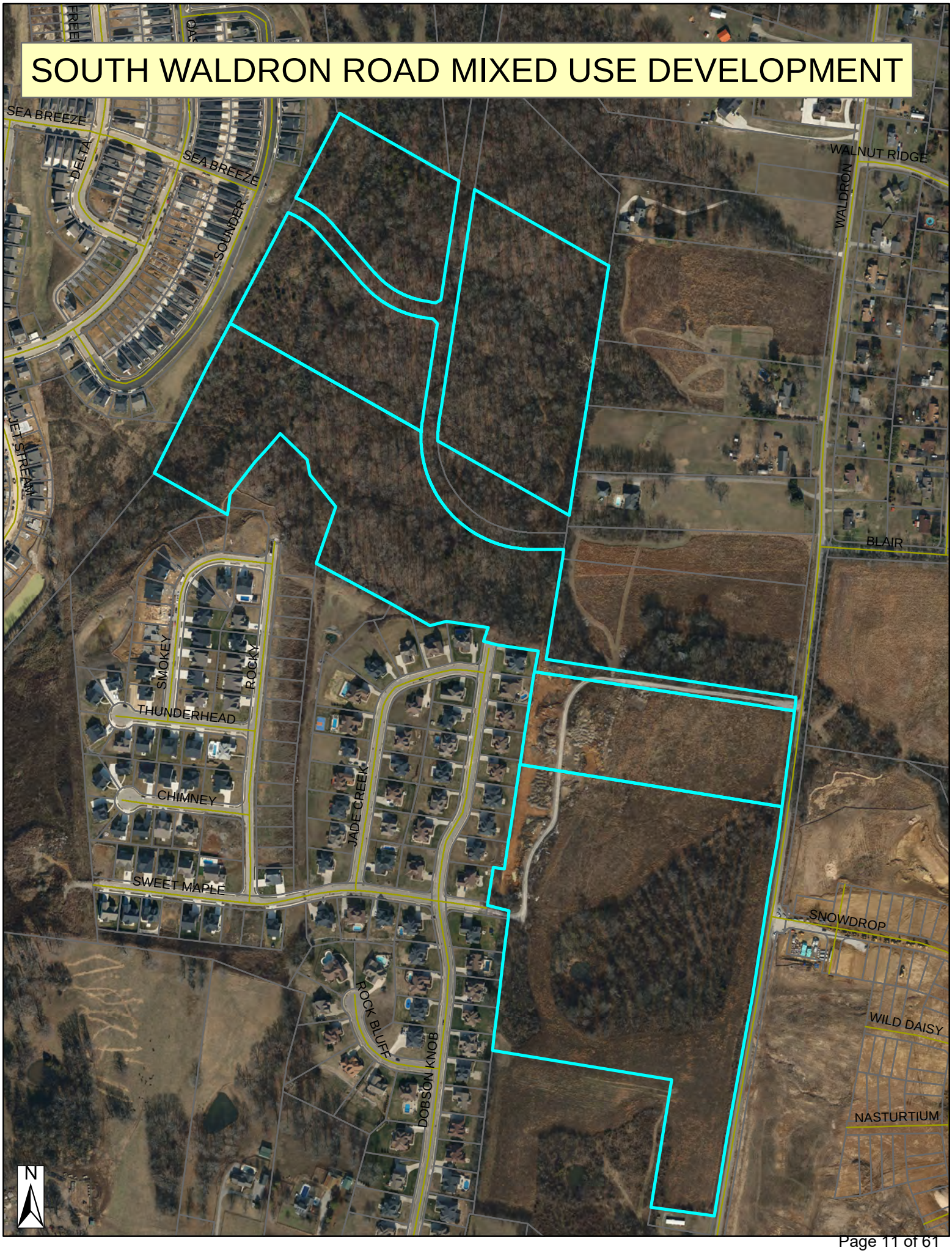

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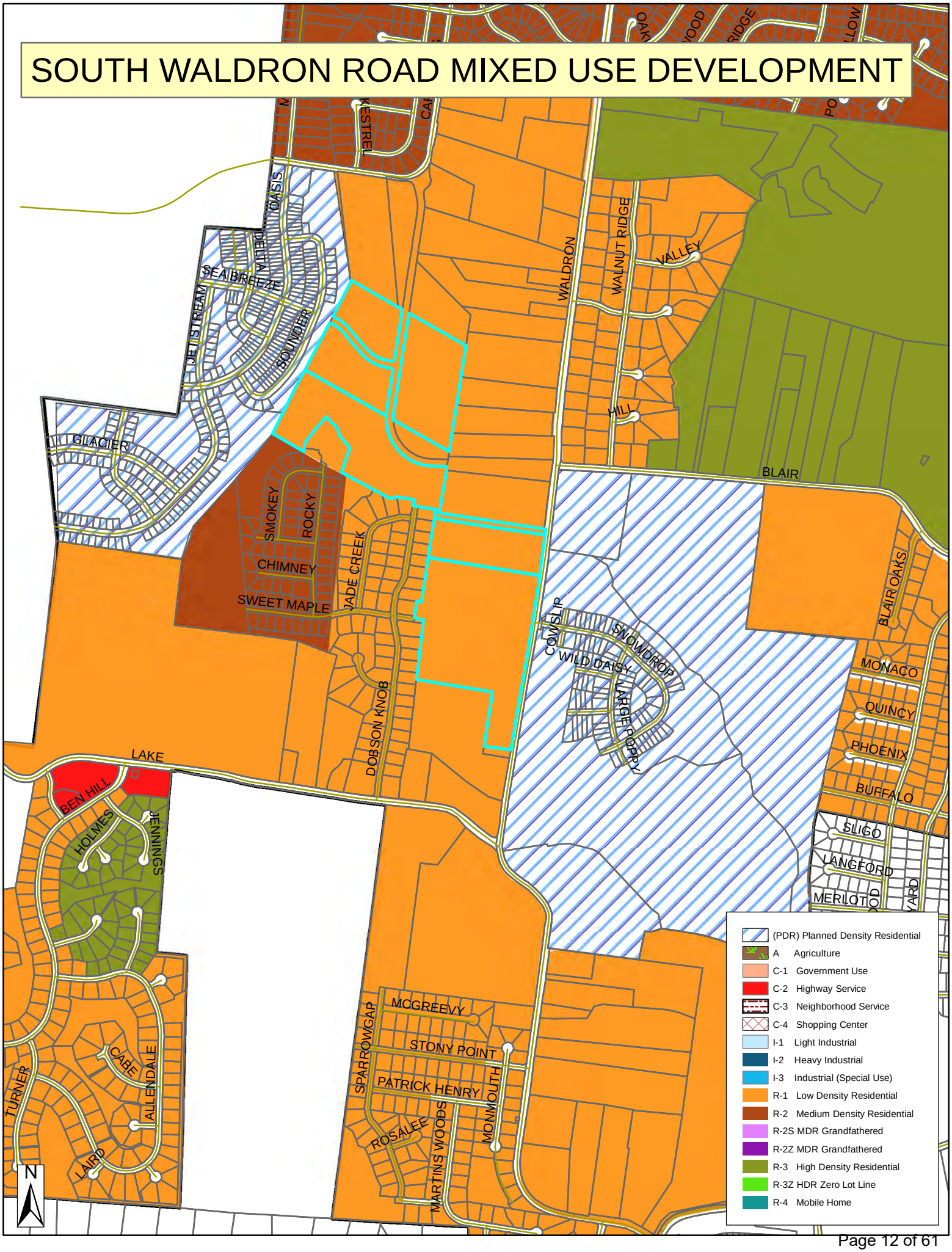
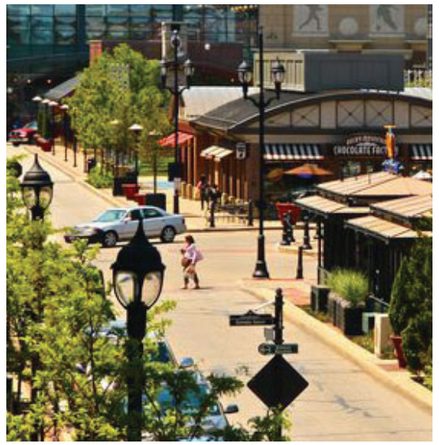
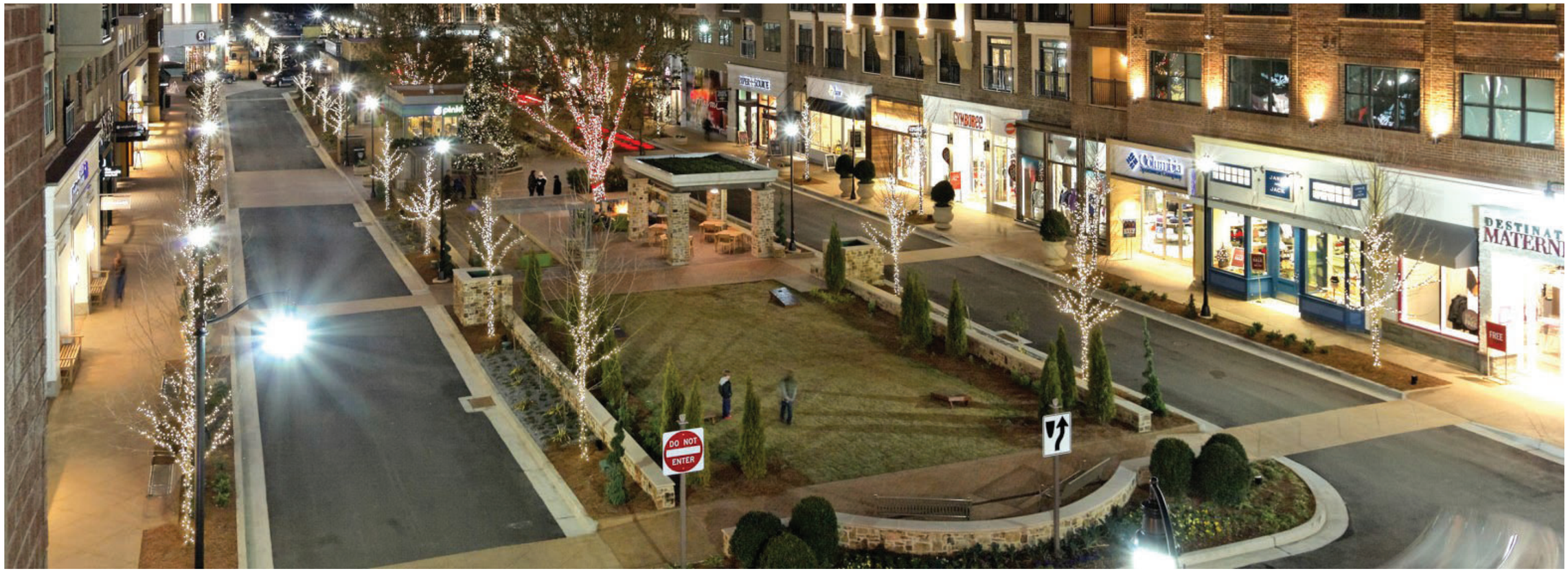


SOUTH WALDRON ROAD MIXED USE DEVELOPMENT

CITY OF LA VERGNE, TN

A REQUEST FOR REZONING FROM LOW DENSITY RESIDENTIAL (R-1) TO PLANNED DENSITY RESIDENTIAL (PDR) with (R-3) Base Zone





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EPco

PROJECT VISION

The proposed South Waldron Mixed-Use Development encompasses approximately 76.55 acres and is designed to establish a vibrant, integrated community that harmonizes residential, commercial, and recreational elements. The master-planned development will feature a balanced mix of housing, retail, and open spaces, fostering pedestrian connectivity and long-term growth potential. This project is positioned to become a key destination for living, working, shopping, and leisure, attracting both local and national interest.

Rezoning Request & Site Plan

The subject property is strategically located along Waldron Road, with direct integration into the planned Blair Road Extension. To accommodate the proposed development, we seek rezoning from Low-Density Residential (R-1) to PDR with R-3 as basis zone to support a diverse range of residential and commercial uses.

Approximately 4 acres will be allocated for road infrastructure improvements, ensuring enhanced connectivity with the city's broader transportation network.

Residential Component

The development shall include a mix of single family, multi-family, and townhomes.

- Single-Family Homes – 16 lots featuring masonry facades and two-car garages to maintain a high-quality streetscape.
- Townhomes – 36 units with fifty percent masonry exteriors and options for front-entry or alley-loaded garages, ensuring architectural consistency.
- Multifamily Residences – The residential and pedestrian-friendly section will feature 336 units within three- to four-story buildings, offering a mix of on-street, surface, garage, and carport parking for resident convenience. Additionally, the commercial and mixed-use portion of the development will include 242 additional units, integrating residential living with retail and office spaces for a dynamic, walkable community.

All residential units will feature foundation landscaping and sod in the primary and secondary front yards, while strategically placed street lighting will enhance both aesthetics and public safety.

Town Center & Retail Spaces

At the heart of the development, the Town Center will serve as a pedestrian-friendly hub, integrating retail, dining, and community gathering spaces.

- Retail / Office – 164,782 square feet of scale retail space, strategically positioned on out parcels and along the central median to maximize visibility and accessibility.
- Grocery Store – A ±49,224 square-foot grocery store to serve both residents and the surrounding community.
- Sidewalk & Trail Connectivity – Pedestrian access will be prioritized through an interconnected network of walkways and mulched walking trails, seamlessly linking retail, dining, and residential areas.
- Vibrant Streetscape – Designed to promote foot traffic, featuring dining terraces and retail frontages, fostering an active and engaging environment for both residents and visitors.

Amenities & Open Spaces

Approximately 25% of the total site is dedicated to open space, ensuring a high quality of life for residents and visitors. These areas will include:

- Pocket Parks & Village Greens – Strategically distributed throughout the development to provide accessible green spaces.
- Amenity Center – A central clubhouse with a pool, sun deck, playgrounds, and fire pits, fostering a sense of community.
- Trail System – Designed to complement natural tributaries, providing scenic walking and biking opportunities while ensuring connectivity across the development.
- Creek - Restoration of the creek creating natural buffer areas throughout the site.

Community Oversight & Maintenance

A Residential and Commercial Homeowners Association (HOA) will be established to oversee:

- Common area maintenance
- Primary entrance aesthetics and upkeep
- Signage regulations to maintain cohesive branding and architectural consistency

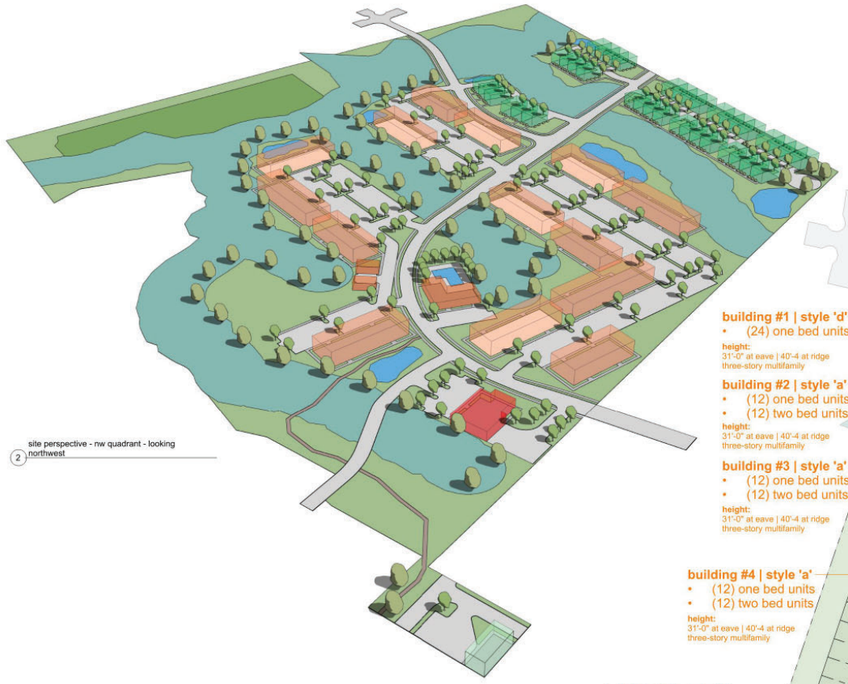
This rezoning request is critical to achieving the envisioned mixed-use development, which will increase housing diversity, enhance economic vitality, and strengthen the community's overall infrastructure.

OVERALL SITE PLAN

DEVELOPMENT VISION

South Waldron Site represents versatile commercial properties designed to serve a wide range of business needs and community services providing convenience and connectivity. With thoughtfully planned infrastructure, ample parking, and enhanced landscaping, the site is ideal for businesses seeking a dynamic location with easy access and sustainable design with the goal to provide a well-integrated and sustainable environment for businesses to thrive.

- Diverse Business Potential: Approved uses include retail, food and beverage, professional services, animal care, daycare, medical services, and more.
- Strategic Accessibility: Located along Waldron and Blair Roads, featuring pedestrian and vehicular connections for easy access.
- Sustainable & Aesthetic Design: Includes foundation planting, architectural details, and landscaping that enhance property value and appeal.
- Functional & Safe Spaces: Compliance with safety standards, solid waste management, and the latest in stormwater systems.
- Modern Signage and Lighting: Exterior illumination aligned with La Vergne's zoning standards and lighting ordinance.
- Building Design: Up to 4 stories with architectural enhancements such as base differentiation and main entry articulation.
- Landscaping & Screening: Landscape screening for parking, perimeter edge screening, and foundation planting around buildings.
- Parking & Accessibility: Setbacks of 10 feet from rights-of-way, shared parking options, and connectivity with nearby roads.
- Waste & Utilities Management: Private solid waste collection, screened equipment, and shared drainage and parking maintenance by an owners' association where applicable.
- Community Safety: Donation of land for a new fire department, an essential resource for La Vergne. The new fire station will serve the growing community's needs. Located within close proximity to both residential and commercial zones, this new facility will bolster emergency response capabilities, benefiting residents, businesses, and surrounding neighborhoods alike.



2 site perspective - nw quadrant - looking northwest

1 conceptual site masterplan - northwest quadrant
1" = 80'-0"

site data | key

- fire station | 6,000sf footprint | 3 bays
- commercial | retail | office
  refer to masterplan layout 1/a001 for sf range per building
- office above retail | 30,720sf | 3 per 1,000 parking (shared)
- jewel box | restaurant | 1,625sf
- grocery | 49,224 gross sf | 5.9 per 1,000 parking (shared)
- single family residences | 16 lots
- townhouses | 38 dwelling units | 3 parks per unit
- multifamily | southeast quadrant | 242 units
- multifamily | northwest quadrant | 336 units
  three-story | garden style
- multifamily | amenities & support space
  5,416sf amenity center & maintenance buildings
- stormwater detention | 100,000sf

3 site perspective - overall masterplan looking southeast

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client:
Custom Real Estate Solutions
EQUITABLE PROPERTY COMPANY

project:
south waldron mixed-use development
conceptual site masterplan
950 waldron road | | la vergne, tennessee 37086

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date: 03.17.2025
project no.: c25010.00

conceptual site masterplan - northwest quadrant

a002

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NORTHERN PARCEL | ENLARGED SITE PLAN

board & batten siding
masonry | brick

typical townhouse unit
- (38) total units
- 3 bedroom w/ garage &
- rear loaded guest parking
- 2,658 sq. ft. heated area

building style 'a'
- plan south building elevation

building style 'a'
- perspective looking northeast

building #2 | style 'a'
- (12) one bed units
- (12) two bed units

building #8 | style 'b'
- (24) two bed units

1 northwest quadrant - building elevation key

building style 'b'
- plan south building elevation

building style 'b'
- perspective looking northeast

building #11 | style 'c'
- (12) two bed units
- (12) three bed units

building style 'c'
- plan east building elevation

building #13 | style 'd'
- (24) one bed units

building style 'c'
- perspective looking southwest

central amenity center
- 5,416 gross sf
- resident lounge
- fitness center
- leasing office

building style 'd'
- plan west building elevation

central amenity center
- street side elevation

central amenity center
- view looking plan south

central amenity center
- view looking plan southeast

building style 'd'
- perspective looking south

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date: 03.17.2025
project no.: c25010.00

northwest - building imagery

a003

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NORTHERN PARCEL | ENLARGED SITE PLAN

NORTHERN PARCEL | UNIT COUNT

Multi Family

Gross SF	820.00	1,135.00	1,460.00	
Net SF	738.00	1,040.00	1,340.00	

Phase Two-Multi Family	One Bedroom	Two Bedroom	Three Bedroom	Total
Building #1	12.00	12.00	0.00	24.00
Building #2	24.00	0.00	0.00	24.00
Building #3	12.00	12.00	0.00	24.00
Building #4	12.00	12.00	0.00	24.00
Building #5	0.00	24.00	0.00	24.00
Building #6	24.00	0.00	0.00	24.00
Building #7	12.00	12.00	0.00	24.00
Subtotals	96.00	72.00	0.00	168.00
Unit Mix	57.14%	42.86%	0.00%	100.00%
Total Gross SF	78,720.00	81,720.00	0.00	160,440.00
Total Net SF	70,848.00	74,880.00	0.00	145,728.00

Phase One-Multi Family	One Bedroom	Two Bedroom	Three Bedroom	Total
Building #8	12.00	12.00	0.00	24.00
Building #9	0.00	24.00	0.00	24.00
Building #10	12.00	12.00	0.00	24.00
Building #11	24.00	0.00	0.00	24.00
Building #12	0.00	12.00	12.00	24.00
Building #13	12.00	12.00	0.00	24.00
Building #14	24.00	0.00	0.00	24.00
Subtotals	84.00	72.00	12.00	168.00
Unit Mix	50.00%	42.86%	7.14%	100.00%
Total Gross SF	68,880.00	81,720.00	17,520.00	168,120.00
Total Net SF	61,992.00	74,880.00	16,080.00	152,952.00

Total Phases-Multi Family	One Bedroom	Two Bedroom	Three Bedroom	Total	
Total Units	180.00	144.00	12.00	336.00	
Overall Unit Mix	53.57%	42.86%	3.57%	100.00%	Average Unit SF
Total Gross SF	147,600.00	163,440.00	17,520.00	328,560.00	977.86
Total Net SF	132,840.00	149,760.00	16,080.00	298,680.00	

Townhomes

Quantity	38.00
Conditioned Space	2,658.00
Garage Area	480.00
TH Gross SF	3,138.00
Total Gross SF	119,244.00

Single Family

Quantity	16.00
Conditioned Space	2,920.00
Garage Area	480.00
SF Avg SF	3,400.00
Total Gross SF	54,400.00

Miscellaneous

Fire Station	6,000.00
Amenity Center	5,416.00
Total Gross SF	11,416.00

Residential Scope	Gross SF
Single Family	54,400.00
Northern Townhomes	119,244.00
Northern Multifamily	328,560.00
Southern Multifamily	249,444.00
Total Residential	697,248.00

SOUTHERN PARCEL | ENLARGED SITE PLAN

SOUTHERN PARCEL | UNIT COUNT

Multi Family Unit Mix

Unit Type	% Mix	Unit Count	Net Rentable	Total Net Rentable	Parking Ratio	Estimated Parking
Studio	10.00%	24.20	610.00	14,762.00	1.00	**24.20**
One Bedroom	45.00%	108.90	720.00	78,408.00	1.00	**108.90**
Two Bedroom	35.00%	84.70	920.00	77,924.00	1.50	**127.05**
Three Bedroom	10.00%	24.20	1,100.00	26,620.00	2.00	**48.40**
	100.00%	**242.00**		**197,714.00**		**308.55**

Gross SF Factor	**1.25**
Project Gross SF	**247,142.50**
Projected Unit Count	**242.00**

Mixed Use Summary

Level	Building 1	Building 2	Building 3	Building 4	Building 5	Building 6	Building 7	
1st Floor							26,880.00	
2nd Floor	11,520.00	0.00	12,596.00	0.00	12,596.00	12,596.00	26,880.00	
3rd Floor	11,520.00	0.00	12,596.00	0.00	12,596.00	12,596.00	26,880.00	
4th Floor	11,520.00	0.00	12,596.00	0.00	12,596.00	12,596.00	20,880.00	
Total Multi Family	**34,560.00**	**0.00**	**37,788.00**	**0.00**	**37,788.00**	**37,788.00**	**101,520.00**	**249,444.00**

Level	Building 1	Building 2	Building 3	Building 4	Building 5	Building 6	Building 7	
1st Floor Retail	11,520.00	15,360.00	12,596.00	15,360.00	12,596.00	12,596.00	0.00	**80,028.00**
2nd Floor Office	0.00	15,360.00	0.00	15,360.00	0.00	0.00	0.00	**30,720.00**
1st Floor Amenity	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00	**6,000.00**
Total Retail	**11,520.00**	**30,720.00**	**12,596.00**	**30,720.00**	**12,596.00**	**12,596.00**	**6,000.00**	**116,748.00**

Retail Park Factor	**4.00**	**Per 1,000 SF**
1st Floor Retail Parks	**320.11**	

Total Parks for Bldg 1 - 7	**628.66**
Provided Parks for Bldg 1- 7	**737.00**

Outparcel Information	Outparcel #1	Outparcel #2	Outparcel #3	Outparcel #4	Outparcel #5	Outparcel #6	Jewel Box #7	Outparcel #8	Grocery	Total SF
Planned Use	Full-Service	FF | Coffee	Retail	**Retail**	Retail	Retail	Retail	Retail	Retail	
Gross SF	**5,000.00**	**2,246.00**	**6,700.00**	**8,600.00**	**5,467.00**	**5,467.00**	**1,625.00**	**7,140.00**	**49,224.00**	**91,469.00**

Retail Total	**208,217.00**
Retail | Outparcel	91,469.00
Retail | Inboard	80,028.00
Office | 2nd Flr above Retail	30,720.00
Amenity	6,000.00

		Unit Count	Gross SF/Unit	Efficiency Factor	Avg. Net Rentable
Multifamily Total	**249,444.00**	**242.00**	**1,030.76**	**0.82**	**845.22**

REQUIRED OPEN SPACE:
20% Open Space

PROVIDED OPEN SPACE:
+/- 25% Open Space

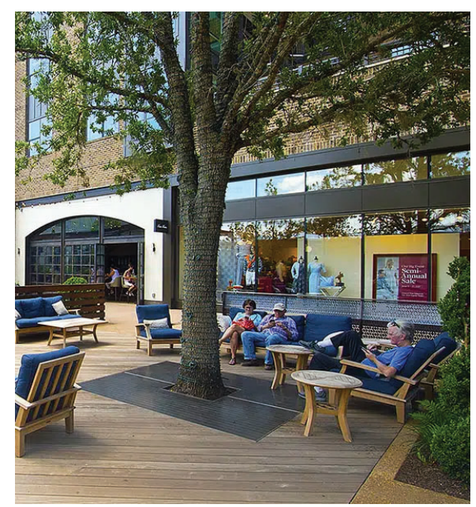
OPEN SPACE EXHIBIT

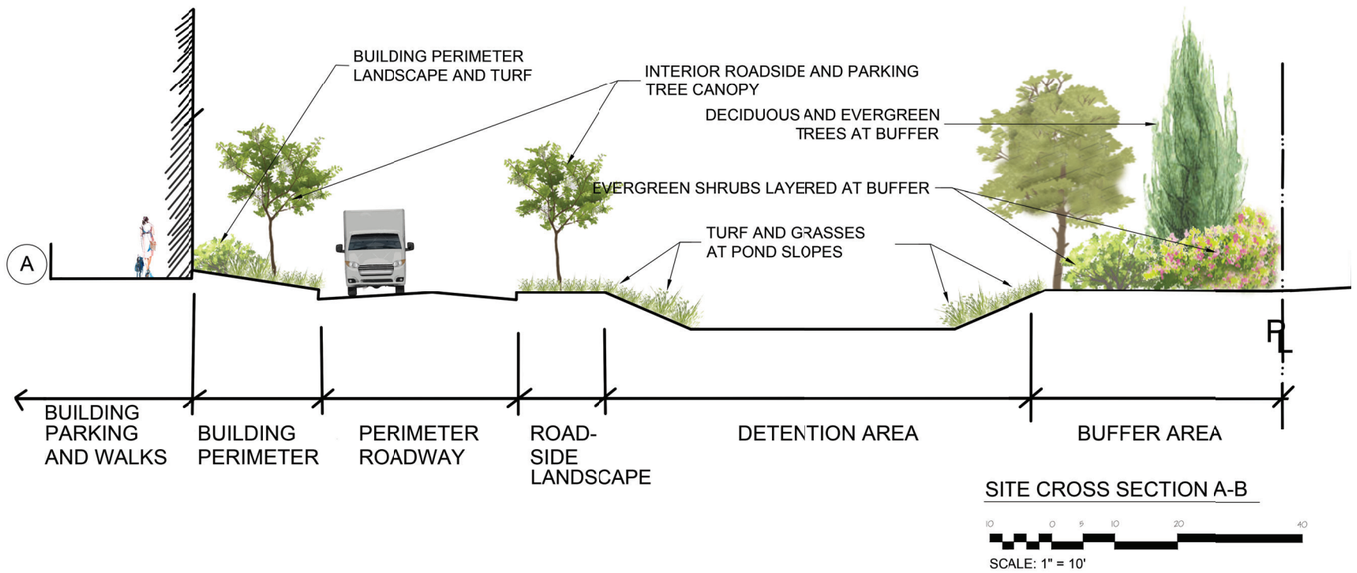
OPEN SPACE

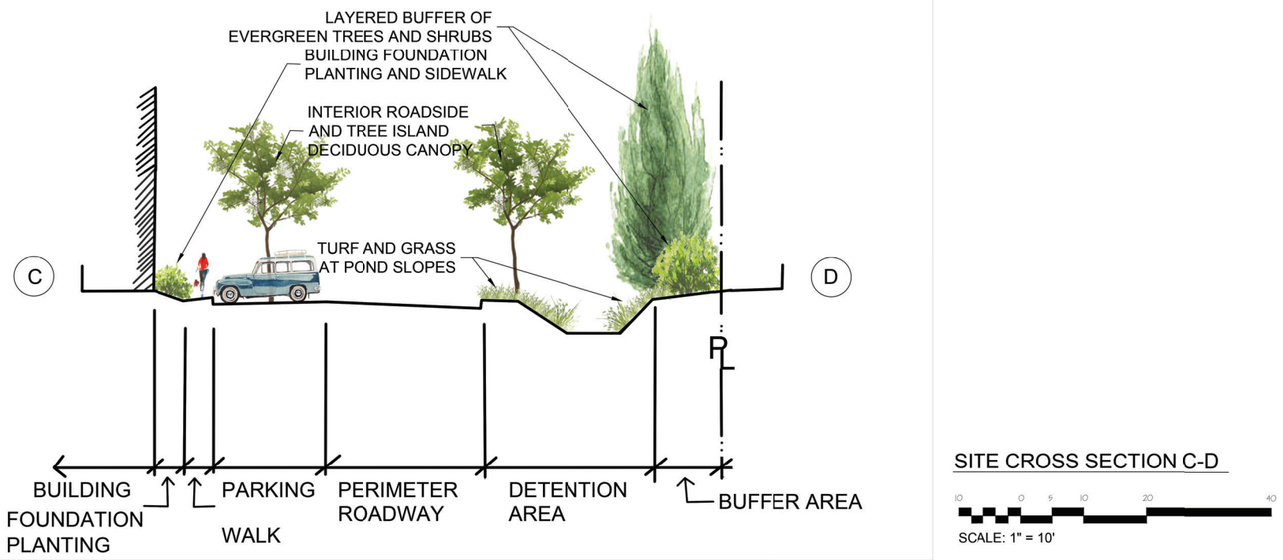
The South Waldron Mixed Use Site will transform over 25% of its area into thoughtfully designed open space, fostering a welcoming environment for residents and visitors alike. This extensive open space will include a mix of pocket parks, communal green areas, village greens, and natural buffers around existing tributaries. Recreational trails will wind through these green spaces, connecting the community with preserved natural stream buffers and enhancing accessibility to outdoor areas.

Central to the development, the Amenity Center will serve as a community hub, providing a variety of recreational and social amenities. Residents will enjoy a community clubhouse and cabana, a large pool with a sun deck, playgrounds, outdoor fire pits, and convenient access to a comprehensive walking trail network that spans the community. This center will offer ample outdoor seating areas, providing spaces for relaxation and community gatherings, as well as a dedicated playground for children.

In the heart of the mixed-use town center, a pedestrian-friendly network of sidewalks and trails will link the central village green with other community features. Retail jewel boxes, positioned along a central median, will create a dynamic retail experience, while pedestrian zones and robust streetscapes dotted with retail outlets and dining terraces will enrich the community's social scene. This interconnected design will encourage foot traffic, promoting a vibrant, accessible town center where residents can shop, dine, and enjoy outdoor areas in a cohesive, lively environment.







RESIDENTIAL BUFFER ZONE EXHIBIT

RESIDENTIAL BUFFER ZONE

The South Waldron Mixed Use Site plans include the integration of buffers for residential, commercial, and recreational spaces, promoting walkability, reducing commute times, and fostering community engagement. A critical component to ensure seamless transition between different land uses while minimizing potential conflicts.

Buffer zone will serve multiple functions:

- Mitigating Land Use Conflicts: Reduces noise, visual, and operational disruptions between residential, commercial, and industrial areas.
- Enhancing Aesthetic Appeal: Provides green spaces, tree lines, and landscape features that contribute to the overall ambiance of the development.
- Environmental Protection: Manages stormwater, reduces heat islands, and preserves natural habitats.
- Improving Community Livability: Creates a pleasant environment for pedestrians and residents by integrating parks, trails, and open spaces.

Implementation Strategies

- Master Planning Integration: Incorporating buffers early in the site design ensures cohesive land use transitions.
- Zoning and Density Adjustments: Using buffer zones to balance development intensity while meeting regulatory requirements.
- Community Engagement: Gathering input from stakeholders to align buffer features with community expectations.
- Sustainability Initiatives: Implementing green infrastructure (rain gardens, bioswales) to enhance ecological benefits.
- 35 Foot transistional buffers meeting all requirements of a Transitional Screening 2 per the Zoning Ordinance Section 3.130
- 50 Foot transistional buffers meeting all requirements of a Transitional Screening 3 per the Zoning Ordinance Section 3.130

Buffer zones are essential components mixed-use developments, providing functional, environmental, and aesthetic benefits. Proper planning and implementation of buffers will contribute to the long-term success and desirability of the development by fostering a balanced and harmonious environment.

BUILDING TYPOLOGY

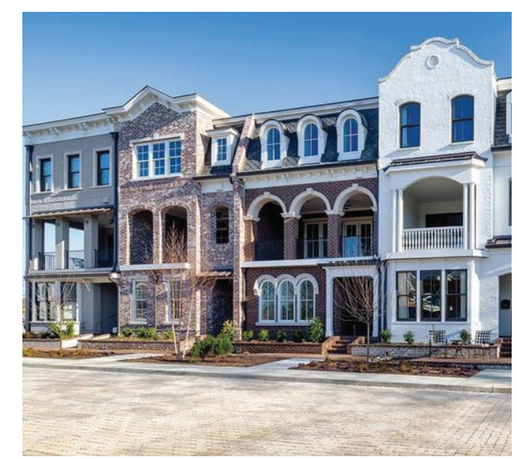
COMMERCIAL / MIXED USE DISTRICT

BUILDING TYPOLOGY

AMENITY AREAS VISION IMAGERY

BUILDING TYPOLOGY

RESIDENTIAL VISION IMAGERY



BUILDING TYPOLOGY

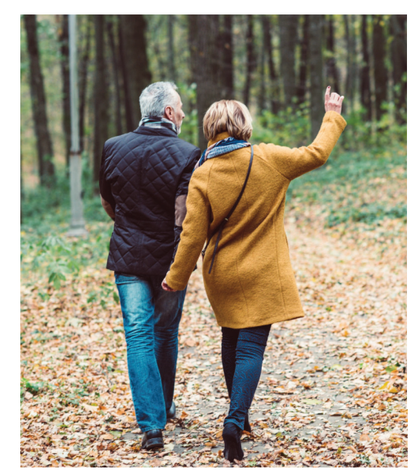
MEDICAL, OFFICE, AND FIRE HALL VISION IMAGERY

PEDESTRIAN-FOCUSED VISION

The master plan for La Vergne places a strong emphasis on pedestrian sidewalks and access to a network of trails, creating a community where walkability and connectivity are central. Sidewalks throughout the development will be wide, well-lit, and landscaped, offering a comfortable and safe environment for walking, jogging, and biking. These pathways will connect key areas within the site, including residential zones, retail spaces, and public amenities, ensuring that all destinations within the community are easily accessible on foot.

To further enhance connectivity, the plan integrates access points to multiple trails that wind through and around the site. These trails will link green spaces, pocket parks, and natural areas, providing scenic routes for recreation and relaxation. Along these trails, residents will find benches, shaded rest areas, and viewpoints that allow them to take in the area's natural beauty, promoting both active lifestyles and community engagement.

The interconnected sidewalk and trail system will also connect to La Vergne's broader pedestrian and bike network, allowing easy access to surrounding neighborhoods, schools, and community centers. This design not only supports sustainability by reducing the need for car travel but also creates an inviting pedestrian experience that encourages residents and visitors to explore the area, fostering a vibrant, active community atmosphere.



PEDESTRIAN | STREET ACCESS

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KEY

- PRIMARY STREET
- SECONDARY STREET
- TERTIARY STREET

VEHICULAR STREET ACCESS

The South Waldron Mixed Use Site has been strategically designed to integrate seamlessly with existing and planned infrastructure, promoting strong vehicular connectivity and accommodating anticipated traffic demands on key thoroughfares. The site will benefit from access to both the current and proposed improvements on Waldron Road and the future Blair Road Extension. To support traffic flow, the design incorporates primary, secondary, and tertiary street patterns within the development.

With the increased traffic expected from the South Waldron development, both Waldron Road and Blair Road are poised for enhancements by the City of La Vergne. Waldron Road is set to become a 3-lane roadway through realignment, with potential expansion to 5 lanes in the future, ensuring capacity for projected vehicular demands. Blair Road improvements include widening to 3 lanes, along with the installation of a traffic signal at the Waldron Road intersection. Additionally, Lake Road will be realigned to intersect with Waldron Road, facilitating smoother transitions and access points.

The South Waldron Mixed Use Site will feature four residential access points and include five commercial entrances onto Waldron and Blair Roads, equipped with designated travel lanes for efficient ingress and egress. An internal street network will promote connectivity within the development, as well as link to the surrounding roadways, providing accessible routes throughout.

All infrastructure will meet City of La Vergne Standards, with any deviations requiring approval from the City Engineer, ensuring that the development aligns with local regulations and supports community growth effectively.

PEDESTRIAN | STREET ACCESS

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ECONOMIC IMPACT OVERVIEW

One-Time Impact from Construction

	Economic Impact	Direct/ Indirect Jobs	Wages	Indirect Local Sales Tax	Direct Local Sales Tax	Local Other Taxes	Indirect Property Tax	Direct Property Tax	Total Local Taxes & Fees
Construction	**$ 570,174,180**	**2,258**	**$ 138,338,771**	**$ 2,233,134**	**$ 3,707,463**	**$ 355,068**	**N/A**	**N/A**	**$ 6,295,665**

Annual Impact from Operations - At Full Operation

Development Type	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Indirect Local Sales Tax	Direct Local Sales Tax	Local Other/Hotel Taxes	Indirect Property Tax	Annual Average Direct Property Tax (City/County Debt Service & Fees)	Total Local Taxes & Fees
Privately-Owned Residential	$ 322,007	2	$ 119,743	$ 1,933	N/A	$ 306	$ 2,580	$ 116,528	$ 121,347
Multi-Family Residential	$ 7,444,382	30	$ 1,871,644	$ 30,213	N/A	$ 4,804	$ 39,812	$ 894,566	$ 969,395
Hotel	$ 7,463,960	38	$ 1,162,218	$ 18,761	$ 120,780	$ 332,383	$ 49,868	All Commercial and Land Included in Total Above	$ 521,792
Retail	$ 234,214,657	1,478	$ 47,960,274	$ 774,199	$ 3,449,916	$ 123,098	$ 1,951,599		$ 6,298,812
Commercial Office	$ 27,358,650	140	$ 8,469,970	$ 136,726	N/A	$ 21,740	$ 184,723		$ 343,189
Medical Office	$ 18,225,180	79	$ 5,398,817	$ 87,150	N/A	$ 13,857	$ 104,368		$ 205,375
Total	**$ 295,028,837**	**1,767**	**$ 64,982,666**	**$ 1,048,982**	**$ 3,570,696**	**$ 496,187**	**$ 2,332,951**	**$ 1,011,094**	**$ 8,459,911**

20-Year Impact from Operations Plus One-Time Construction of Development

Development Type	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Indirect Local Sales Tax	Direct Local Sales Tax	Local Other/Hotel Taxes	Indirect Property Tax	Direct Property Tax (City/County Debt Service and Fees)	Total Local Taxes & Fees
Privately-Owned Residential	$ 6,440,148	2	$ 2,394,852	$ 38,653	N/A	$ 6,121	$ 51,600	$ 2,330,566	$ 2,426,941
Multi-Family Residential	$ 148,887,648	30	$ 37,432,873	$ 604,260	N/A	$ 96,077	$ 796,249	$ 17,891,318	$ 19,387,905
Hotel	$ 138,083,260	38	$ 21,501,028	$ 347,080	$ 2,234,430	$ 6,149,086	$ 922,558	All Commercial and Land Included in Total Above	$ 9,653,155
Retail	$4,607,002,309	1,478	$ 943,378,598	$15,228,489	$67,859,853	$ 2,421,330	$ 38,387,961		$ 123,897,633
Commercial Office	$ 519,814,350	140	$ 160,929,430	$ 2,597,803	N/A	$ 413,051	$ 3,509,743		$ 6,520,597
Medical Office	$ 346,278,420	79	$ 102,577,525	$ 1,655,858	N/A	$ 263,281	$ 1,982,993		$ 3,902,132
Construction	$ 570,174,180	Transient	$ 138,338,771	$ 2,233,134	N/A	$ 355,068	N/A	N/A	$ 6,295,665
Total	**$6,336,680,315**	**1,767**	**$ 1,406,553,077**	**$22,705,277**	**$70,094,283**	**$ 9,704,014**	**$ 45,651,105**	**$ 20,221,884**	**$ 172,084,027**

Benefit/Cost Ratio: *(Ratio of Taxes Designated to TIF to Local Taxes Generated From Construction and Operations, as well as Taxes Designated for Debt Service and Admin Fees.)*

Rutherford County and City of LaVergne Tax Summary

Real Property

Year	Net New Tax on Incremental Assessed Value	Total Tax Designated for Debt Service	Total Admin Fee	Total Designated to TIF	Total Remaining Taxes After All Designations
Year 1 - 2026	$ 1,779,298	$ 366,592	$ 14,127	$ 1,059,529	$ 339,049
Year 2 - 2027	$ 2,237,384	$ 461,954	$ 17,754	$ 1,331,572	$ 426,103
Year 3 - 2028	$ 2,462,778	$ 507,411	$ 19,554	$ 1,466,526	$ 469,288
Year 4 - 2029	$ 2,462,778	$ 507,411	$ 19,554	$ 1,466,526	$ 469,288
Year 5 - 2030	$ 2,326,879	$ 480,432	$ 18,464	$ 1,384,835	$ 443,147
Year 6 - 2031	$ 2,419,954	$ 499,650	$ 19,203	$ 1,440,229	$ 460,873
Year 7 - 2032	$ 2,419,954	$ 499,650	$ 19,203	$ 1,440,229	$ 460,873
Year 8 - 2033	$ 2,419,954	$ 499,650	$ 19,203	$ 1,440,229	$ 460,873
Year 9 - 2034	$ 2,516,753	$ 519,636	$ 19,971	$ 1,497,838	$ 479,308
Year 10 - 2035	$ 2,516,753	$ 519,636	$ 19,971	$ 1,497,838	$ 479,308
Year 11 - 2036	$ 2,516,753	$ 519,636	$ 19,971	$ 1,497,838	$ 479,308
Year 12 - 2037	$ 2,516,753	$ 519,636	$ 19,971	$ 1,497,838	$ 479,308
Year 13 - 2038	$ 2,617,423	$ 540,421	$ 20,770	$ 1,557,751	$ 498,480
Year 14 - 2039	$ 2,617,423	$ 540,421	$ 20,770	$ 1,557,751	$ 498,480
Year 15 - 2040	$ 2,617,423	$ 540,421	$ 20,770	$ 1,557,751	$ 498,480
Year 16 - 2041	$ 2,617,423	$ 540,421	$ 20,770	$ 1,557,751	$ 498,480
Year 17 - 2042	$ 2,722,120	$ 562,038	$ 21,601	$ 1,620,061	$ 518,420
Year 18 - 2043	$ 2,722,120	$ 562,038	$ 21,601	$ 1,620,061	$ 518,420
Year 19 - 2044	$ 2,722,120	$ 562,038	$ 21,601	$ 1,620,061	$ 518,420
Year 20 - 2045	$ 2,722,120	$ 562,038	$ 21,601	$ 1,620,061	$ 518,420
Total	**$ 49,954,160**	**$ 10,311,126**	**$ 396,430**	**$ 29,732,276**	**$ 9,514,328**
			Net Present Value**	**$ 16,637,893**	

** Bold indicates reappraisal year where a 4% increase in value is assumed.*

***Discount Rate of NPV Calculation is 6%*

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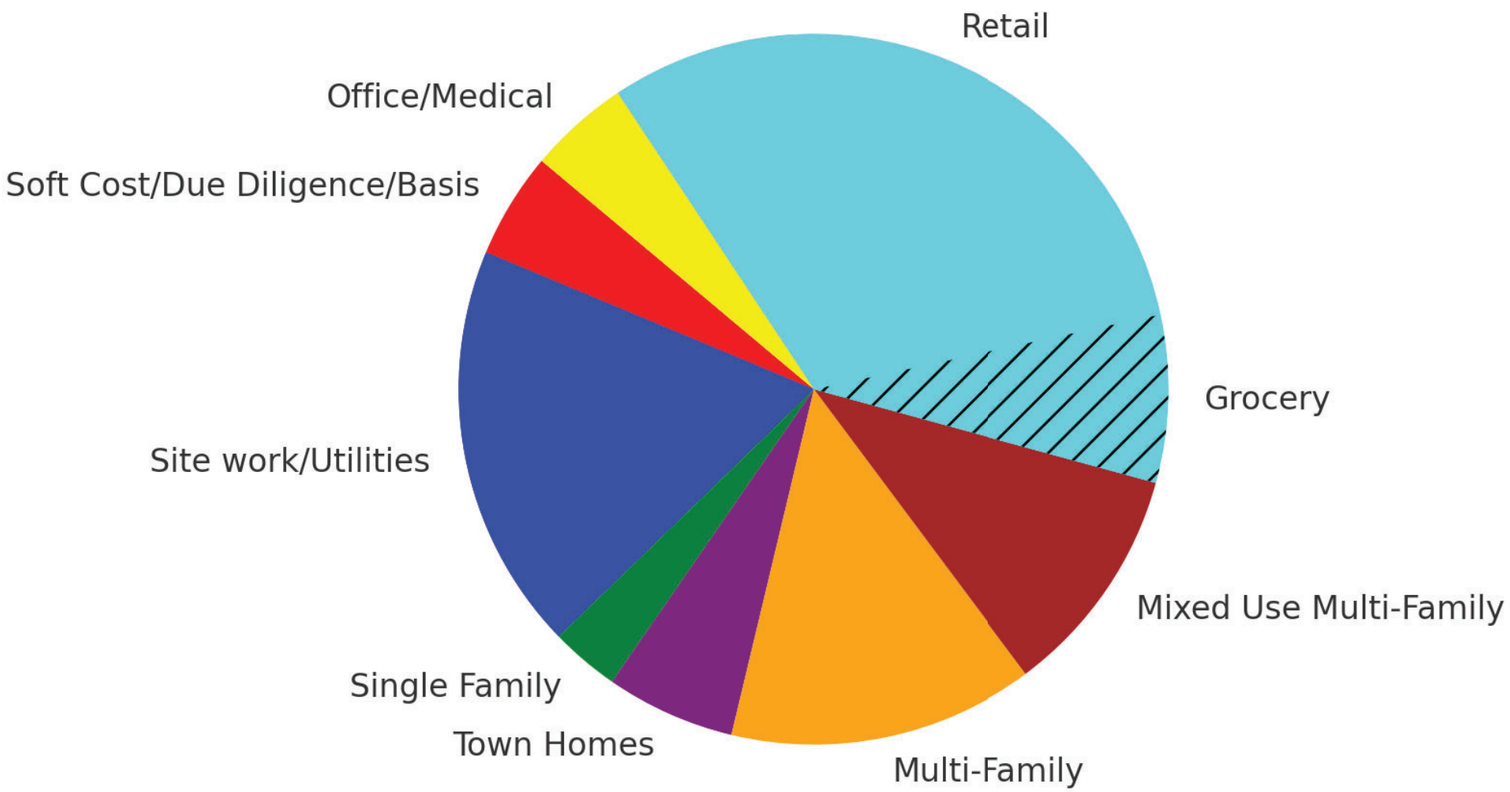
DEVELOPMENT INVESTMENT

COST IMPACT DISTRIBUTION



$243,560,000

TOTAL COSTS

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POTENTIAL MERCHANDISING PLAN

A strong tenant mix in a suburban mixed-use town center is critical for maximizing foot traffic, ensuring long-term sustainability, and driving economic success. The most important elements include:

Anchor Tenants

- Grocery Store or Specialty Market – A high-traffic grocer (e.g., Whole Foods, Trader Joe's, or a regional chain) draws consistent daily visitors.
- Fitness Center or Boutique Gym – Health-conscious tenants (e.g., OrangeTheory, CycleBar) provide steady foot traffic.
- Entertainment Venue – A small movie theater or event space can create evening and weekend foot traffic

Food & Beverage Mix

- Casual Dining & Fast Casual – Popular chains or unique local spots (e.g., Panera, Shake Shack, or a chef-driven bistro).
- Cafés & Coffee Shops – A Starbucks, local roaster, or European-style café fosters social interaction and remote work.
- Bars & Breweries – Wine bars, breweries, or cocktail lounges encourage evening and weekend traffic.
- Grab-and-Go – Juice bars, bakeries, or dessert shops (e.g., Crumbl Cookies) create impulse visits.

Retail & Shopping

- Daily Needs & Convenience Retail – Drugstores, dry cleaners, and convenience stores provide essential services.
- Fashion & Lifestyle – A mix of national brands and local boutiques enhances the shopping experience.
- Home & Décor – Stores like West Elm, Pottery Barn, or a local home goods shop align with suburban lifestyles.
- Office & Professional Services
  Coworking Spaces & Small Offices – WeWork-style spaces or traditional office tenants create daytime demand.
- Medical & Wellness Services – Urgent care, dental, and physical therapy clinics provide steady daytime visits.
- Financial & Legal Services – Banks, mortgage lenders, and law firms offer essential community services.

Residential & Hospitality Component

- Apartments or Condominiums – Mixed-income housing supports local businesses with built-in foot traffic.

Public & Community Spaces

- Parks, Plazas, & Event Spaces – Outdoor gathering areas encourage events, farmers' markets, and seasonal activities.
- Cultural & Educational Tenants – Libraries, art galleries, or pop-up exhibition spaces enhance community appeal.

Experiential & Specialty Concepts

- Health & Beauty – Spas, nail salons, and wellness studios attract steady female foot traffic.
- Entertainment & Recreation – Escape rooms, VR arcades, or golf simulators add interactive elements.

Key Considerations for Success:

- Balanced Uses: Ensure synergy between residential, office, retail, and hospitality.
- Traffic Flow: Strategically place anchors and destination tenants to maximize visibility.
- Diversity & Uniqueness: A mix of national brands and local businesses creates an authentic community feel.
- Seamless integration with enhancing existing neighborhoods providing daily conveniences and expanding evening and weekend options enriching the experience for both long time and new residents.

POTENTIAL MERCHANDISING PLAN

DINING | GROCERY | SPECIALTY

FAST CASUAL DINING

- Tazikis Mediterranean Cafe
- Velvet Taco
- Desaneos Pizza
- Slim and Husky
- Martin's BBQ Joint
- Shake Shack
- Smash Burger
- Hugh Babies
- Edley's BBQ
- Prince's Hot Chicken
- Corner Pub
- In Town Golf
- City BBQ
- Clyde's HiFi
- Moe's Southwest Grill
- Chipotle Mexican Grill
- Panera
- The Picnic Cafe
- Jimmy John's
- Hattie B's Hot Chicken
- Jack Browns

SIT DOWN DINING

- Blue Fish
- Del Friscos
- Burger Up
- Dough Baby
- Magianos Italian Classics
- Stir
- State of Confusion
- Balter Beerworks
- Thai Ensane
- Strawberry Alley
- The Mailroom
- Sperry's Restaurant
- Fleming's
- Stoney River
- Uncle Julio's
- Superica

BREWERY / WINE / BARS

- Black Abbey
- Bearded Iris
- Tail Gate
- YeeHaw
- Vino Fiesta
- Carolina Brewery
- Top of the Rock
- Sixty Vines

COFFEE

- Starbucks
- Black Rifle
- Coffee Ya'll
- Dose
- Frothy Monkey

DESERTS

- Jeni's Ice Creams
- Nothing Bunt Cake
- No Bake Cookie Dough
- Sweet Cici's
- Godiva
- Jamba Juice
- Planet Smoothie

GROCERY

- Publix
- Whole Foods
- Sprouts
- Fresh Market
- Food City

* THIS IS A SAMPLING OF PROSPECTIVE TENANTS THAT WILL BE TARGETED FOR THE DEVELOPMENT AND IN NO WAY SHALL BE CONSTRUED AS A COMMITMENT FROM THESE COMPANIES IN THE DEVELOPMENT.

POTENTIAL MERCHANDISING PLAN

COMMERCIAL / MIXED USE DISTRICT

* THIS IS A SAMPLING OF PROSPECTIVE TENANTS THAT WILL BE TARGETED FOR THE DEVELOPMENT AND IN NO WAY SHALL BE CONSTRUED AS A COMMITMENT FROM THESE COMPANIES IN THE DEVELOPMENT.

POTENTIAL MERCHANDISING PLAN

HEALTH AND WELLNESS | SOFT GOODS

SOFT GOODS

- Binks Outfitters
- Lulu Lemon
- Kendra Scott
- J. Mclaughlin
- White's Mercantile
- Peter Millar
- Hemline Woodway
- Lizard's Thicket
- fab' rik
- Katy's Hallmark
- Monkee's
- REI Co-Op
- Serendipity
- Draper James
- Finnleys

HEALTH AND WELLNESS

- Hand and Stone Massage and Facial
- The Cosmetic Market
- Ulta Beauty
- Sephora
- Manduu Pulse Fitness
- Pure Barre
- Pure Sweat and Float studio
- Orange Theory
- Cycle Bar
- Club Pilates
- Lash Lounge
- European Wax Center
- Salons by JC
- Paul Mitchell Salon
- Elan Skin Care
- Skoah Facial Shop
- Massage Envy
- The Lotus Room
- Fitness Anytime
- Escape Day Spa + Salon

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POTENTIAL MERCHANDISING PLAN

HEALTH AND WELLNESS | SOFT GOODS

Bink's Outfitters
lululemon
Finley's Elevating People & Pets
Peter Millar
Hemline Woodway
Hand & Stone Massage and Facial Spa — Massage | Facials | Waxing
Lizard's Thicket
fab'rik
J.McLaughlin
pure barre
Katie's Hallmark Gold Crown
PSFS
REI Co-op
European Wax Center
Club Pilates
Draper James Since 2013
escape day spa + salon
CycleBar
Sephora
manduu The Pulse of Fitness
White's Mercantile
ULTA Beauty
orangetheory Fitness
Massage Envy
Monkee's
The Lash Lounge
Pilates
The Lotus Room
Kendra Scott
Elan Skin
salons by jc
skoah. facial shop
Anytime Fitness
Paul Mitchell

* THIS IS A SAMPLING OF PROSPECTIVE TENANTS THAT WILL BE TARGETED FOR THE DEVELOPMENT AND IN NO WAY SHALL BE CONSGTRUED AS A COMMITMENT FROM THESE COMPANIES IN THE DEVELOPMENT.

R.O.W. EXHIBIT

R.O.W. DEDICATION

The South Waldron Mixed Use Site is strategically positioned to leverage existing and planned infrastructure improvements as outlined in the City of La Vergne's 2040 Comprehensive Transportation Plan (CTP). This alignment ensures enhanced connectivity and accessibility for both residents and businesses within the development.

Access and Infrastructure Compliance

The development will have access to existing public rights-of-way via proposed entrances on Waldron Road and future Blair Road improvements. All infrastructure will adhere to City of La Vergne standards, with any exceptions requiring approval from the City Engineer.

Planned Roadway Improvements

The CTP details specific projects aimed at upgrading key roadways adjacent to the development:

- Waldron Road (55-Feet from centerline .77 acres): Currently a two-lane roadway without curbs or sidewalks, Waldron Road is slated for realignment under CTP Projects 1 and 2. These projects aim to enhance traffic flow and safety in the area.

- Lake Road: Also a two-lane roadway lacking curbs or sidewalks, Lake Road is set to receive improvements, including the addition of 2-foot shoulders, as specified in CTP Project 15. These enhancements will improve vehicular and pedestrian safety.

- Blair Road (40-Feet from centerline 3.19 acres): Currently a two-lane roadway without curbs or sidewalks, Blair Road is planned for improvements under CTP Project 40. These upgrades will support increased traffic volumes and improve overall accessibility.

Development Integration

The South Waldron Mixed Use Site's design incorporates primary, secondary, and tertiary street patterns to facilitate strong vehicular connectivity. The internal street network will provide seamless access throughout the development and to the surrounding roadways, aligning with the city's transportation objectives.

By integrating these planned infrastructure improvements, the South Waldron Mixed Use Site will contribute to a more connected and accessible community, supporting La Vergne's growth and development goals.

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DEVELOPMENT STANDARDS

RESIDENTIAL

Uses Permitted:
- Single family detached homes shall be on its own lot of record and sold fee simple.
- Townhomes shall be its own land record as fee simple or horizontal property regime.
- Multifamily dwelling units shall be for rent.

Residential Development Standards:
- Entrances off of Waldron Road and Blair Road shall have new entrance signage constructed of masonry materials and anchored by landscaping.
- Building heights shall not exceed 4 stories in height.
- Builders shall install sod and landscaping along foundations of all primary and secondary front yards along R.O.W.s of all buildings. Seed/Straw will be installed on the side and rear foundations of all buildings.
- All townhome buildings shall be comprised of fifty percent masonry and brick.
- All mechanical equipment (i.e. HVAC and transformers) to be screened and located in the rear/side of all units.
- All on-site utilities shall be underground.
- All unit types will be serviced by a 3rd party trash company.
- Prior to construction plan review, a complete and thorough design of the stormwater management system and facilities will be completed.
- Parking for the residential units will comply with the City of La Vergne requirements.
- Residential units shall have a mix of concrete and asphalt driveways.
- All streets will be classified as a mix of public rights-of-way or private drives.
- All streets have been designed to comply with City of La Vergne Streets Standards.
- Public sidewalks will be provided on both sides of all public streets throughout the development to create a pedestrian friendly community. There will also be pedestrian connections between the residential portion of the development to the mixed uses town center.
- Mail service will be provided via CBU.
- Decorative street lights will be coordinated with MTEMC.
- All home owners shall be required to be a member of the H.O.A.
- As a member of the H.O.A., the residents shall be subject to restrictive covenants, and be required to pay membership dues as determined by a 3rd party management company.
- HOA will be managed by independent 3rd party management company.
- The common areas will be owned and maintained by an H.O.A.
- All infrastructure shall comply with City of La Vergne Standards. Any exceptions must be approved by the City Engineer.
- Fencing shall be constructed of durable materials. Wooded and chain-link fences are prohibited.
- All parking shall be located at least 10-feet from the public R.O.W. along Waldron and Blair Road.
- All parking areas to be screened from public rights-of-way by landscaping or in combination with berms.
- A mix of Type 1 & Type 2 Transitional Screening applications shall be provided at the perimeter edges of the proposed development and as identified/labeled.
- Monument signage shall be placed no closer than 5-ft to the R.O.W. along Waldron and Blair Roads.
- Monument signage shall have materials consistent with the building architecture, and be accented with landscaping. Signage lighting will be exterior or push-thru style illumination. Signage shall comply with applicable zoning ordinance at the time of request.
- All mechanical equipment located on the ground (i.e. hvac and transformers) to be screened with landscape or fencing. If mechanical equipment is located on the roof, then they shall be screened from view.
- Any solid waste enclosures shall be constructed of materials consistent with building architecture, be at least 8-feet tall, with opaque gates, and shall be screened with landscaping. Solid waste collection service shall be provided by a private hauler.
- All on-site utilities will be underground.
- On-site lighting will comply with the LZ-2 standards outlined in the Model Lighting Ordinance by the International Dark-Sky Association to prevent light pollution and provide safety for patrons and employees.
- Parking will comply with the City of La Vergne Zoning Ordinance for the allowable uses outlined to the right. Shared parking shall be implemented as needed/requested.
- All parking will have curbing.
- Fencing shall be constructed of durable materials. Wooded and chain-link fences are prohibited.
- Multi-Family: 74% Concrete masonry board, glazing/doors, natural wood, composite wood, metal, and 26% masonry for exterior materials. Building elevations exampled provided in slide. Note, the long faces carry most of the masonry so the buildings look to have more masonry than as calculated.
- Townhomes: 60% Concrete masonry board, composite wood material, natural wood , and 40% masonry or stone for the exterior materials.
- Single Family Homes: 20% Concrete masonry board, composite wood material, natural wood, and 80% masonry or stone for the exterior materials.

COMMERCIAL

While the exact uses for the commercial properties are unknown at this time, the allowable uses for this development are listed below. The list of allowable uses is based on the allowable uses listed under (C-2) Highway Service District and (C-3) Neighborhood Service Business District in the current zoning ordinance. Therefore, additional standards for those anticipated uses have been outlined below. The proposed sites will provide for adequate parking (including shared parking), vehicular and pedestrian circulation, solid waste management, stormwater management and landscaping.

Uses Permitted:
- Convenience retail sales and services
- Consumer Repair Services
- Financial, insurance, real estate and consulting services
- Food and beverage services
- Food Service (take out and drive-thru)
- Animal Care & Veterinarian (provided no outside housing of animals)
- General business services
- General personal services
- General retail trade
- Medical Services
- Professional Services (not otherwise listed)
- Religious facilities
- Daycare
- Grocery Stores
- Gasoline Station (including beer and tobacco sales)
- Beauty Parlor
- Barbershops
- Hardware Store
- Drug Store & Pharmacy
- Liquor Store
- Hotel
- Professional Office

Uses Prohibited:
- Bus transit station
- Bus or truck vehcile repair, meaintenance or storage facility
- Building materials and farm equipment sales
- Concrete or asphalt plant
- Rock quarry
- Residential homes leased on a short term basis of less than 30 days, such as VRBO and Air B&B, but hotels and motels are expressly permitted
- Automobile sales, rental (other than as part of a hote's services) and delivery, aircraft dealers, boat dealers, recretaional and utility trailer dealers
- Wholesale sales
- Plant and forest nurseries
- Mortuaries, crematoriums and funeral homes
- Self-Storage, Mini Storage and Mini-Warehousing
- Outside kennels/Stables
- Manufacturing, Industrial and Warehousing
- Sporting and recreational vehcile campgrounds and tracks
- Automotive Repairs & Service
- Cellular Towers over 25' tall
- Automotive wrecking & recycling
- Junk or salvage yards
- Vehicle Storage Areas
- Truck Terminals
- Automotive, marine craft, aircraft and accessories
- Self-Service Laundries
- Marijuana Dispensoary and/or Marijuana Paraphernalia
- Beer & Tobacco Store (but spcifically excluding convenience retail sales, grocery, and services)
- Vape/CBD Tattoo or Check Cashing Store

Commercial Development Standards:
- Building heights shall not exceed 4 stories in height.
- All parking shall be located at least 10-feet from the public R.O.W. along Waldron and Blair Road.
- All parking areas to be screened from public rights-of-way by landscaping or in combination with berms.
- A mix of Type 1 & Type 2 Transitional Screening applications shall be provided at the perimeter edges of the proposed development and as identified/labeled.
- Drive-thru windows shall be permitted for uses such as restaurants, financial institutions, dry cleaners, etc.
- Commercial buildings shall have a well defined architectural base by use of different materials, colors or change in pattern or a combination of these techniques.
- Building elevations will have articulation or multiple building planes to promote quality architecture, and main entrances that are well defined and easily recognizable.
- Buildings shall have a minimum of 3' of foundation planting, except where access for drive-through windows are needed.
- The commercial lots shall have a pedestrian network that connects to Waldron Road and Blair Road. There will also be pedestrian connections between the residential portion of the development from the commercial property.
- Monument signage shall be placed no closer than 5-ft to the R.O.W. along Waldron and Blair Roads.
- Monument signage shall have materials consistent with the building architecture, and be accented with landscaping. Signage lighting will be exterior or push-thru style illumination. Signage shall comply with applicable zoning ordinance at the time of request.
- Building signage shall follow standards outlined in the City of La Vergne sign ordinance.
- All mechanical equipment located on the ground (i.e. hvac and transformers) to be screened with landscape or fencing. If mechanical equipment is located on the roof, then they shall be screened from view.
- Any solid waste enclosures shall be constructed of materials consistent with building architecture, be at least 8-feet tall, with opaque gates, and shall be screened with landscaping. Solid waste collection service shall be provided by a private hauler.
- All on-site utilities will be underground.
- On-site lighting will comply with the LZ-2 standards outlined in the Model Lighting Ordinance by the International Dark-Sky Association to prevent light pollution and provide safety for patrons and employees.
- Parking will comply with the City of La Vergne Zoning Ordinance for the allowable uses outlined to the right. Shared parking shall be implemented as needed/requested.
- All parking will have curbing.
- Commercial lots will not be a part of the residential H.O.A.
- Commercial lots that utilize communal facilities shall be part of an owners organization responsible for the care and upkeep of shared drainage, parking, etc.
- Fencing shall be constructed of durable materials. Wooded and chain-link fences are prohibited.
- Commercial will be 50% masonry, 50% glazing doors, wood accents, metal, composite wood material.

ARCHITECTURAL CHARACTERISTICS - TOWNHOMES AND MULTIFAMILY

ROOFING MATERIALS

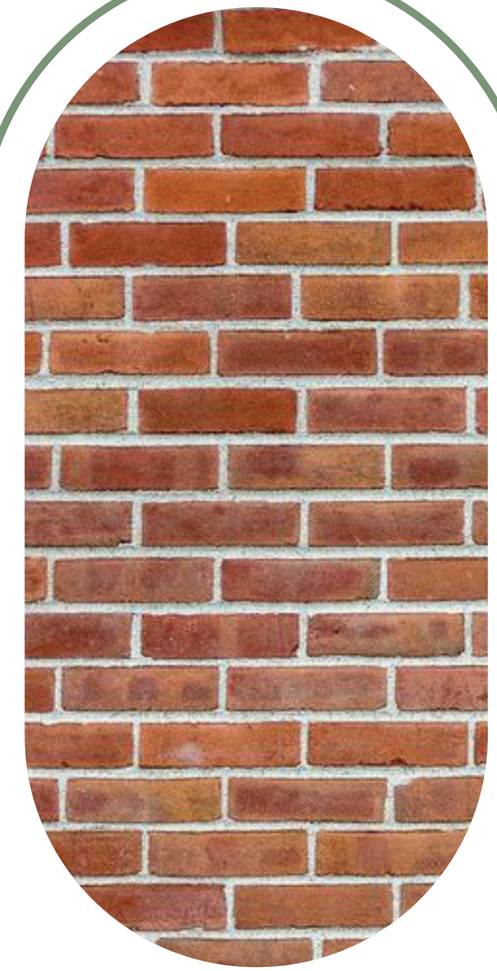
PERMITTED	DIMENSIONAL ASPHALT SHINGLES LAMINATED SHINGLES COPPER FINISHES STANDING SEAM METAL ROOFS
NOT PERMITTED	ROLLED ASPHALT ASBESTOS CEMENT SHINGLES BRIGHTLY COLORED METAL ROOFING

EXTERIOR SIDING MATERIALS

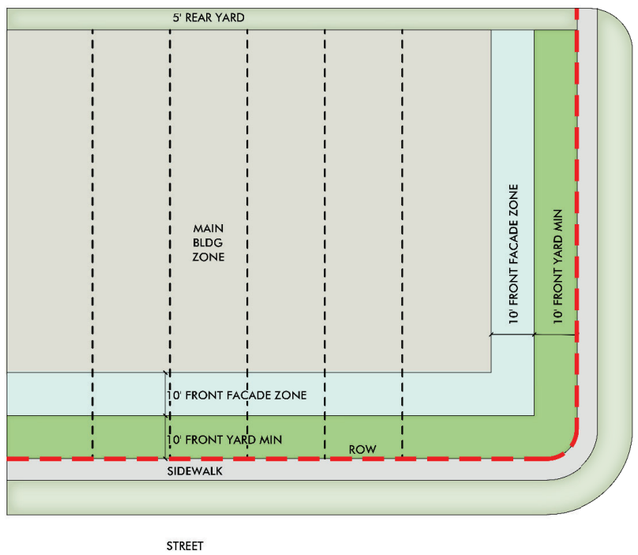
PERMITTED	BRICK STONE STUCCO NATURAL WOOD ACCENTS CEMENTITIOUS PANELS + LAP/PLANK SIDING
NOT PERMITTED	ALL PLASTICS/VINYL SIDING PLYWOOD CONCRETE BLOCK

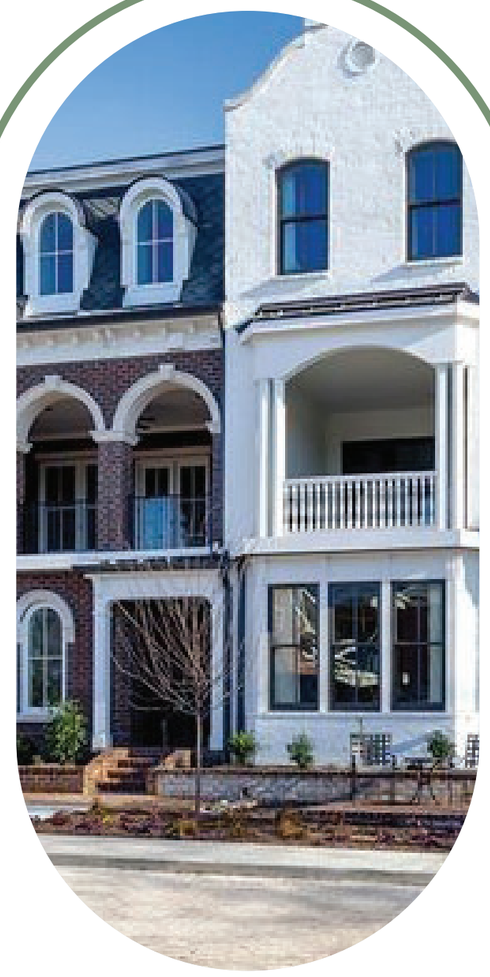
EXTERIOR COLORS

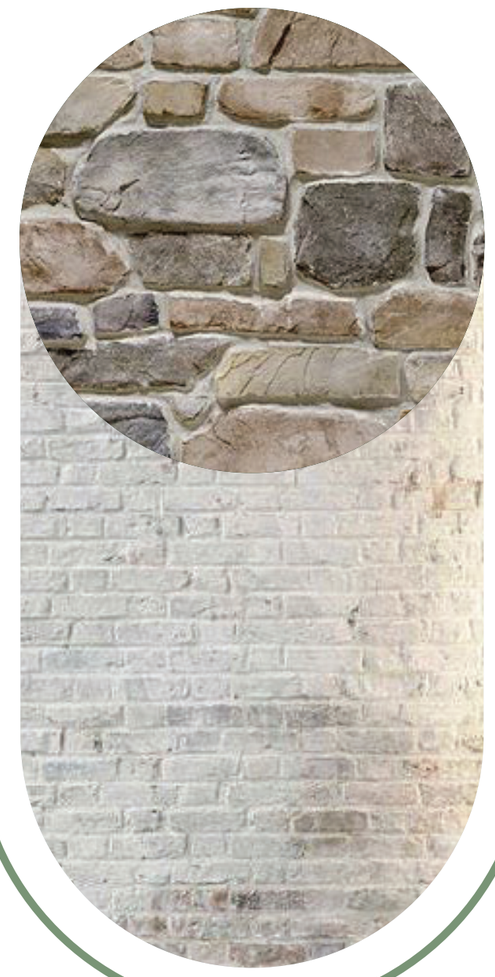
PERMITTED	MUTED NATURAL EARTH TONES
NOT PERMITTED	BRIGHT PRIMARY COLORS



TOWNHOMES







Width: Ranges from 16-20 feet
Depth: Range from 70 - 120 feet
Front Yard Setback: 10 feet
Front Facade Zone: 10 feet
Side Street Setback (Corner Lots): 10 feet.
Side Street Facade Zone (Corner Lots): 10 feet
Side Yard Setback: Townhomes must be at least 10 feet apart.
Rear Loaded Garages: May be placed at either 5 feet or 22 feet from the edge of the alley, and within the side facade zones.
Porches, Bay Windows, and Stoops: May extend into the Front Yard Setback, but no closer than 5 feet to sidewalk
Front loading townhomes shall provide either surface parking spaces along the front facade with a sidewalk and a minimum 5 foot landscape to front facade, or front loading garages set back 5 feet from the main entrance and provide a minimum 22' driveway parking space from back of sidewalk to face of garage.
Townhomes shall be its own land record as fee simple or horizontal property regime.

ARCHITECTURAL CHARACTERISTICS - SINGLE FAMILY DETACHED HOMES

ROOFING MATERIALS

PERMITTED	DIMENSIONAL ASPHALT SHINGLES LAMINATED SHINGLES COPPER FINISHES STANDING SEAM METAL ROOFS
NOT PERMITTED	ROLLED ASPHALT ASBESTOS CEMENT SHINGLES BRIGHTLY COLORED METAL ROOFING

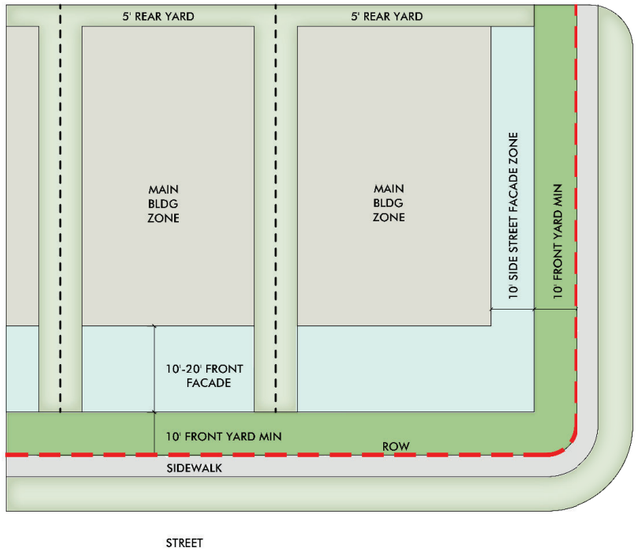
EXTERIOR SIDING MATERIALS

PERMITTED	BRICK STONE STUCCO NATURAL WOOD ACCENTS CEMENTITIOUS PANELS + LAP/PLANK SIDING
NOT PERMITTED	ALL PLASTICS/VINYL SIDING PLYWOOD CONCRETE BLOCK

EXTERIOR COLORS

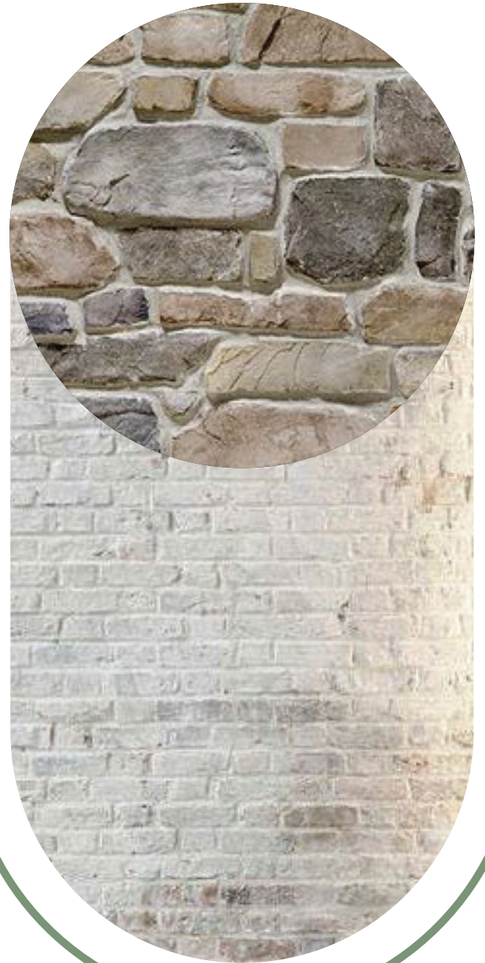
PERMITTED	MUTED NATURAL EARTH TONES
NOT PERMITTED	BRIGHT PRIMARY COLORS

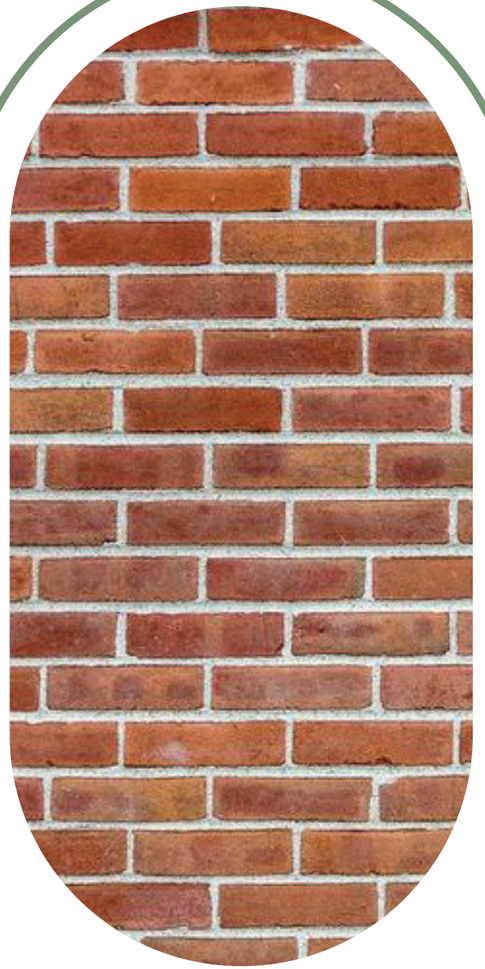
SINGLE FAMILY



Width: Ranges from 50 - 75 feet
Depth: Range from 110 - 130 feet
Front Yard Setback: 10 feet
Front Facade Zone: Generally 10 - 20 feet deep.
Side Street Setback (Corner Lots): 10 feet.
Side Street Facade Zone (Corner Lots): 10 feet.
Side Yard Setback: Minimum setbacks for all structures are 5 feet. Houses must be at least 10 feet apart
Garages: Lots with driveway access from the street shall have garages placed min. 3 feet behind the front facade of the Main Body of the house.

Porches, Bay Windows, and Stoops: May extend into the Front Yard Setback, but no closer than 5' to sidewalk.





ARCHITECTURAL CHARACTERISTICS - COMMERCIAL

ARCHITECTURAL CHARACTER STANDARDS:

- Elevated Architectural Detail
- Cohesive Design Aesthetic for All Buildings
- Similar Themes between adjacent Structures
- Rooflines and Cornices to vary to create interest
- Mechanical Screening from Pedestrian View
- Color Scheme to be consistent within General Design
- One and Two-Level Structures to be comparable in heights with roof lines and features
- Glazing at the main retail spaces on the main level is beneficial for pedestrian interest
- Building and Dumpster enclosure elevations sown with materials notes and colored to accurately represent built appearance
- Prototype designs, indicate how they have been adapted to La Vergne setting and guidelines
- Location of building service areas noted, with screening provided
- Location of exterior mechanical equipment noted, plans for screening

BUILDING HEIGHT AND SETBACKS:

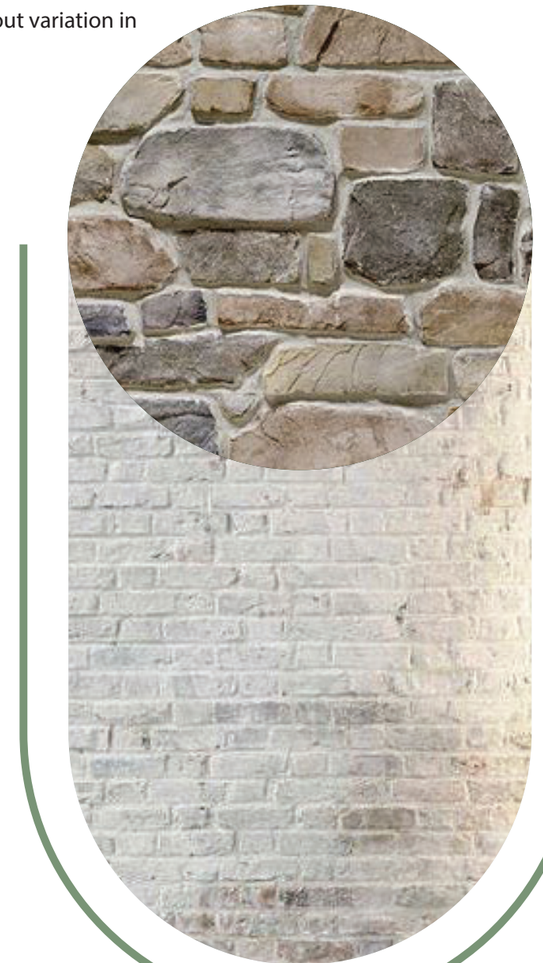
- All architectural building design shall follow the La Vergne City Zoning and Design Ordinance
- Roof cornices shall create shadow lines
- Clock tower and Roof features such as Gables and Tower Features shall be provided at main corner elements
- Symmetrical building heights and roof features may be required at gateway elements between buildings
- One story and two story shall be designed not to create drastic building height changes
- Setbacks with entrances and differentiating setbacks within buildings is encouraged for shadowing etc.
- Mechanical roof screening with parapets, roof structures or placed where not visible from grade
- No long Roof line designs will be appropriate without variation in parapets and cornices

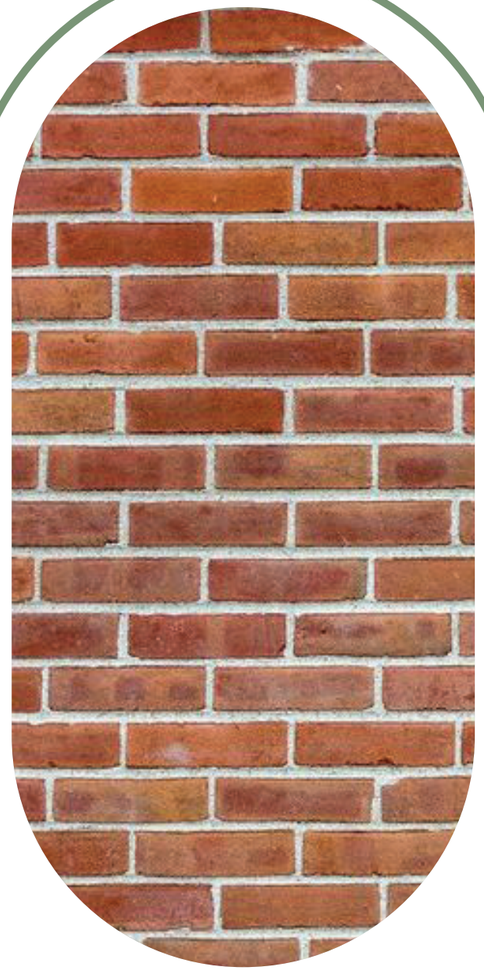
MASSING, PROPORTION AND SCALE:

- Create appropriate massing and scale per adjacent structures and context
- Awnings, canopies and Main level retail window openings
- Vertical masonry columns between glazing
- Common design elements with masonry
- Utilize nominal masonry and not utility sized brick
- Main level window height to be 10'-0" with clear glazing
- Building entries to be visible and defined
- Facades shall not be flat and shall have stepping and breaks

BUILDING COMPOSITION AND PATTERNING:

- Repetition is good for patterning
- Mix of masonry and metal panels and sim. limestone
- Create pedestrian visual connections between structures
- Symmetry should be used in mirrored building structures for "gateway" effect
- Roof line should be designed to vary and provide rhythm
- No large wall areas without varying depths and breaks in elevation
- Windows, Columns and vertical elements to break up facades
- Lighting sconces and other lighting features to be used
- Base, Body and Cap for architectural standards
- Main Level Retail windows areas to be 40% min.





ARCHITECTURAL CHARACTERISTICS - COMMERCIAL

MATERIAL SELECTIONS AND STANDARDS AND PERCENTAGES:

All visible Sides of buildings shall be consistent for material use.

All materials to be durable and of high quality for longevity and maintenance purposes

PRIMARY MATERIALS – 70%: Nominal Full brick or thin brick
Natural or Simulated/Synthetic Stone
Smooth Cast Stone

SECONDARY MATERIALS – 20%: Exterior Insulation Finish System or EIFS (Cornices etc.)
Authentic Stucco
ACM Reynobond Smooth Metal Panels
Composite or Cementuous Panels

ACCENT MATERIALS – 10%: [NOTE: No More that 10% of Accent Material is Allowed]
Architectural Metal Wall Panels
Simulated Prefinished Wood
Smooth-Faced Concrete Masonry
Simulated stone (Lick and Stick)
CMU or Split-Faced CMU
Corrugated R-Panels (Prefab Structures)

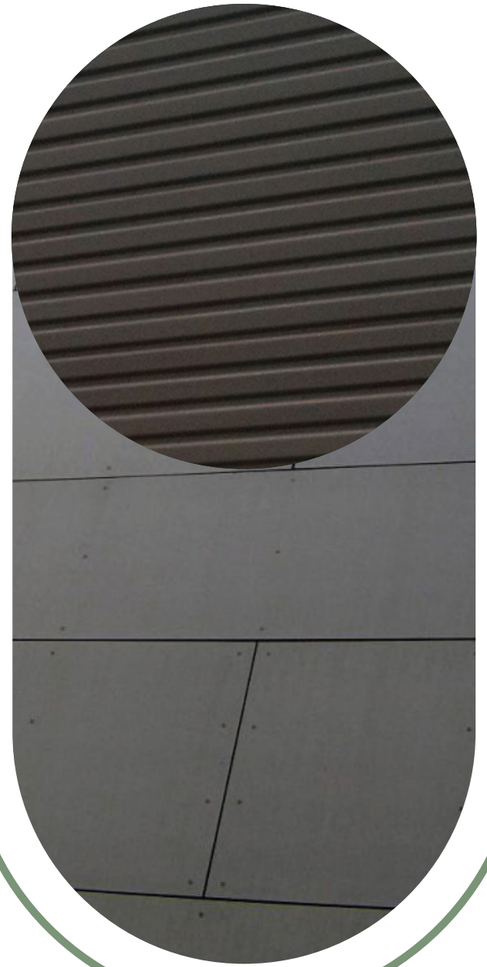
DISCOURAGED MATERIAL USE: Large areas of EIFS/Dryvit
Simulated stone (Lick and Stick)
CMU or Split-Faced CMU
Corrugated R-Panels (Prefab Structures)

WINDOWS: 1" Insulated Aluminum Storefront Marvin Elevate or Equal
Iron Lion Metal Frame or Equal
False Windows and Spandrel Glass may be used as accent

ROOFING: Standing Seam Metal Roofing
Pre- Finished Metal Coping
TPO for typical non-visible roofing

AWNINGS AND CANOPIES: Standing Seam Metal Awnings
Smooth ACM Metal for Canopies etc.
Fabric Awnings

LIGHTING: Consistent Pole Type Lighting, Black in Color
Sconce Lighting, should have varying standards
Uplighting recessed in walkway or building mounted accent



GENERAL PALETTE:

Retail/Mixed use, along center entry drive or "Avenues" architectural aesthetic may have a similar aesthetic to create a more cohesive well-organized shopping environment.

Commercial outparcels and other structures would follow the primary and secondary material options.

Prototype retail parcels would follow the primary and secondary material options but allow the prototypical design and their material concepts to remain.

- "Avenue" or retail/Mixed use section may be lighter stucco and brick with main level glazing
- Colors for accents may be placed for interest or signage
- Number of varying colors may be limited depending on tone changes
- Lighting and window type frames to be considered

HARDSCAPES:

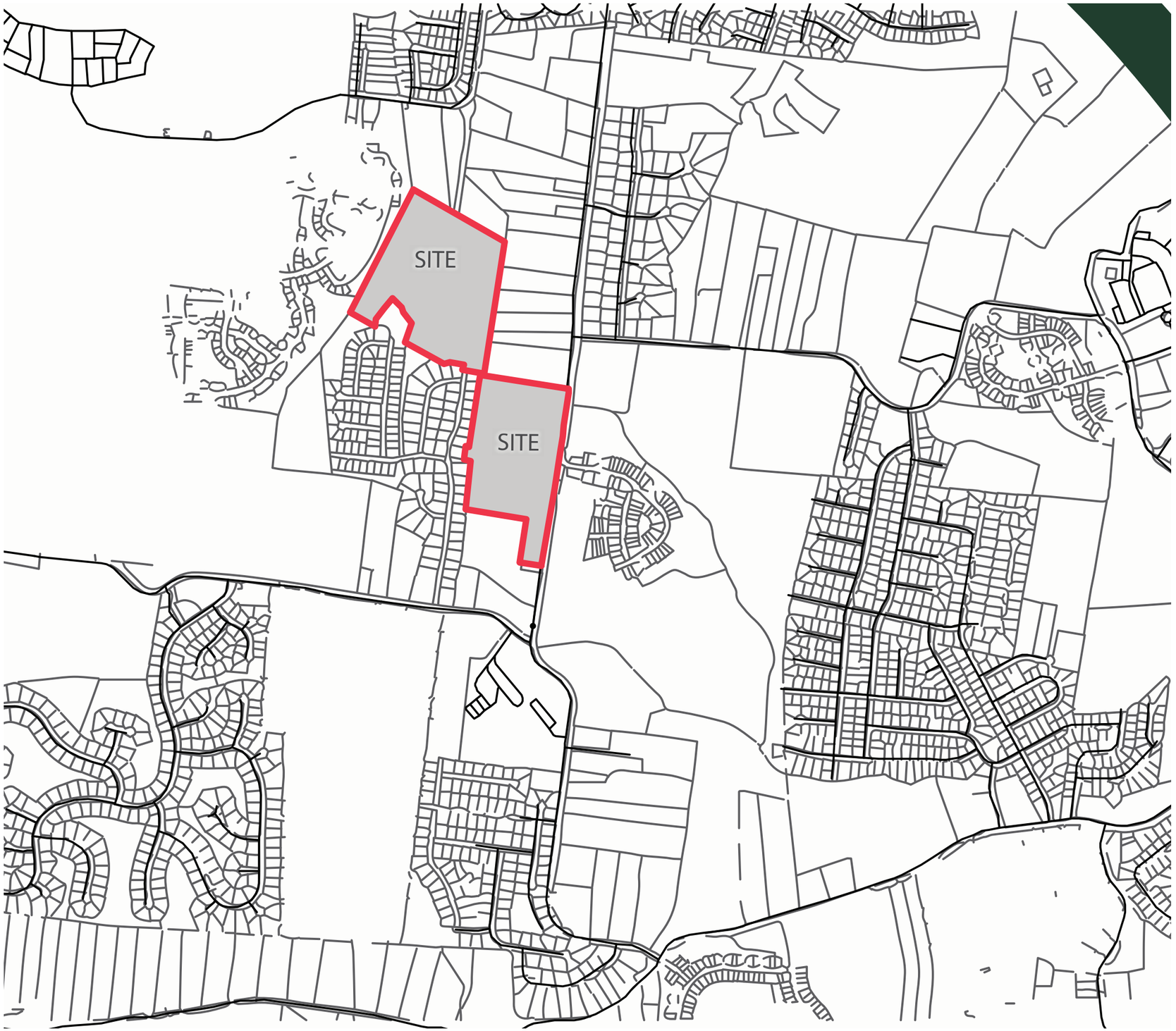
- Masonry site landscape and seat walls, planter walls and landscape features to create pedestrian gathering spaces with benches and light poles along walkways.
- Pathways to be added from parking to retail spaces

ROOF AND PARAPET:

- Long facades should have vertical features and varying roof lines
- Cornice lines with masonry detail shadow lines
- Gable roof and Corner Tower Features with varying roof lines
- Parapets and cornices shall create detail and provide shadowing
- Metal Roofing features and coping detail shall be consistent
- Stepping facades in plan and roof line
- Varying heights
- Rear roof side parapets visible form grade shall have finished material all sides
- Roof pitch in all areas shall be the same pitch for consistency

SIGNAGE:

- All building signage shall follow the La Vergne City Zoning and Design Ordinance
- Signage should be contextual in height and scale with neighboring or adjacent structures
- Way finding signage will be designed to be throughout the development with a consistent aesthetic
- Neon Signage is not encouraged outside of "OPEN" type at retail storefronts



EXISTING CONDITIONS - VICINITY MAP

SUBDIVISION DEVELOPMENTS

Subdivision Name	TYPE	Existing 2024	Proposed Build-out	Exiting Plus Permitted
Cedar Ridge Apt	Apartment	150	150	150
Farmingdale	Single Family	267	267	267
Dove Creek	Single Family	133	133	133
Carother's Crossing (Metro)	Mixed Use	414	2300	414
Carother's Crossing (La Vergne)	Mixed Use	166	343	210
Brookside	Single Family	189	198	189
Summit View	Single Family	117	117	117
Woodland Hills	Single Family	366	451	366
Walnut Ridge	Single Family	68	68	68
The Ridge	Single Family	112	145	117
Arbor Ridge	Mixed Use	0	571	0
Portico Place	Single Family	71	163	87
Woodsong	Single Family	208	208	208
Vineyards	Single Family	353	353	353
McFarlin Point	Single Family	350	350	350
Pinnacle Point	Single Family	120	143	120
Woods at Martins Bend	Single Family	32	32	32
Gwynne Farms (Smyrna)	Mixed Use	135	540	135
Mission Hills	Mixed Use	0	599	0
Blair Ridge	Townhome	0	141	0
	Total:	3251	7272	3316

AREA DEMOGRAPHICS

Population Summary	
2010 Total Population	32,888
2020 Total Population	38,719
2023 Total Population	40,760
2028 Total Population	43,518
2023-2028 Annual Rate	1.32%
2023-2028 Total Growth	6.60%
2020 Group Quarters	61
2023 Group Quarters	61
2023 Total Daytime Population	37,307
Workers	17,469
Residents	19,838

Household Summary	
2010 Households	11,049
2010 Average Household Size	2.98
2020 Total Households	12,472
2020 Average Household Size	3.10
2023 Households	13,170
2023 Average Household Size	3.09
2028 Households	14,095
2028 Average Household Size	3.08
2023-2028 Annual Rate	1.37%
2010 Families	8,523
2010 Average Family Size	3.34
2023 Families	9,668
2023 Average Family Size	3.55
2028 Families	10,296
2028 Average Family Size	3.54
2023-2028 Annual Rate	1.27%

Housing Unit Summary	
2023 Housing Units	13,653
Owner Occupied Housing Units	68.8%
Renter Occupied Housing Units	27.6%
Vacant Housing Units	3.5%
2028 Housing Units	14,597
Owner Occupied Housing Units	71.0%
Renter Occupied Housing Units	25.6%
Vacant Housing Units	3.4%

EPco

SUBDIVISION MAP

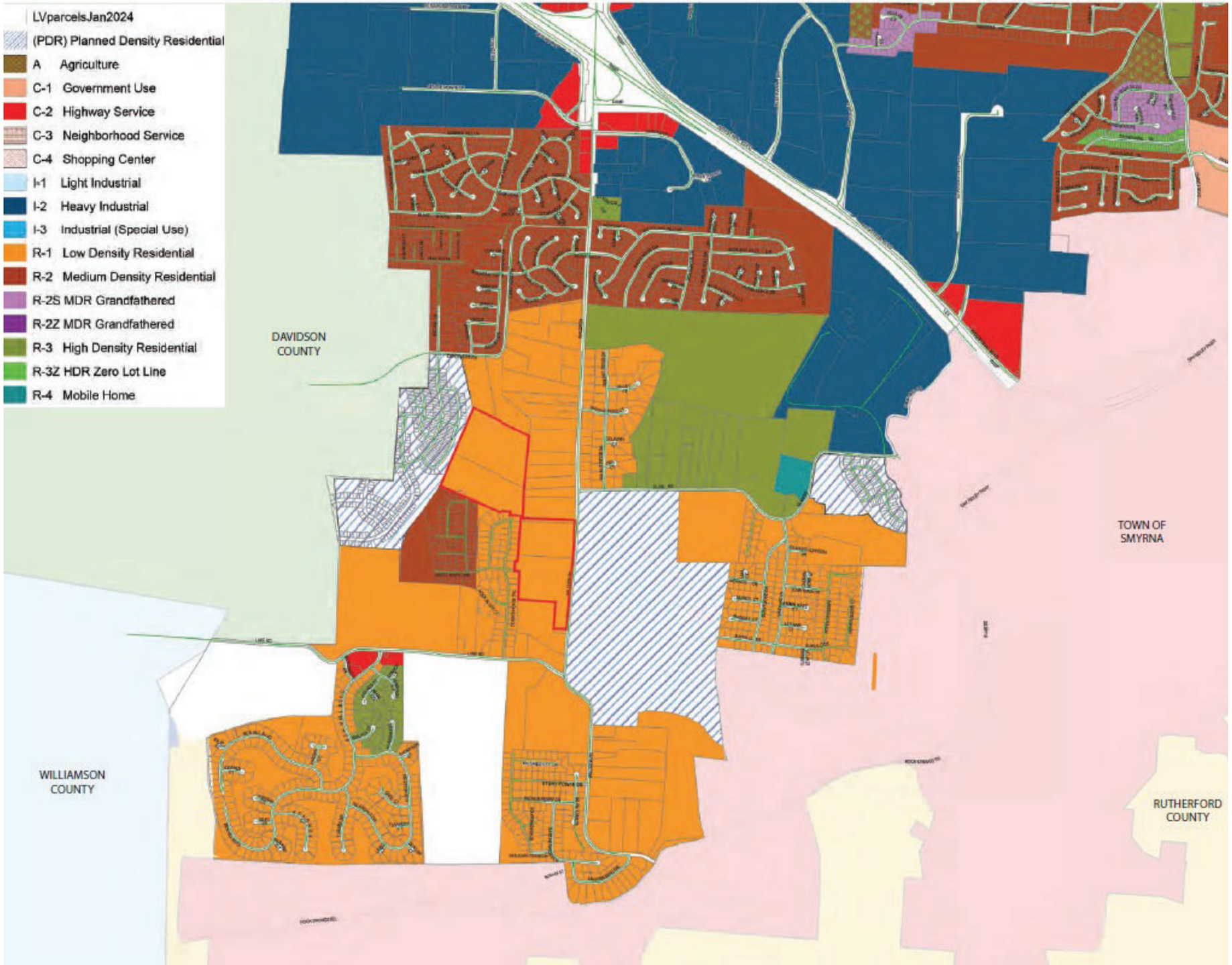
EXISTING SUBDIVISIONS

The South Waldron Mixed Use Site is centrally located amidst a diverse array of residential subdivisions, each contributing to the area's established character and appeal.

- East: Arbor Ridge PDR along Waldron Road offers a mix of residential types, commercial spaces, and trails. Further east, Ivy Pointe consists of two-story, single-family homes with garages and brick facades.
- North: Walnut Ridge Estates on Walnut Ridge Drive features single-family homes, primarily one and two stories, with vinyl and brick exteriors.
- West: The Ridge includes two-story single-family homes with garages and brick facades.
- Northwest: Carothers Crossing offers two-story homes with front and rear garages, featuring brick and stone exteriors.
- South: Pinnacle Point Subdivision, located behind Rock Springs Elementary, consists of two-story single-family homes.

This mix of established subdivisions enhances the South Waldron Mixed Use Site's potential for seamless integration of commercial and retail develoment as part of the local residential fabric, provides a well-rounded, community-oriented environment. With architectural consistency, and frequent use of brick and stone, combined with accessible amenities, positions the development as a complementary addition to the surrounding neighborhoods.

EPco



EXISTING ZONING MAP - CITY OF LA VERGNE

EXISTING ZONING

The South Waldron Mixed Use Site is Located in a diverse zoning area within La Vergne, the site brings together residential and commercial opportunities to create a thriving community-oriented environment. The surrounding area is largely zoned Low Density Residential (R-1), preserving the peaceful and residential character of the neighborhood while offering a seamless integration for commercial development.

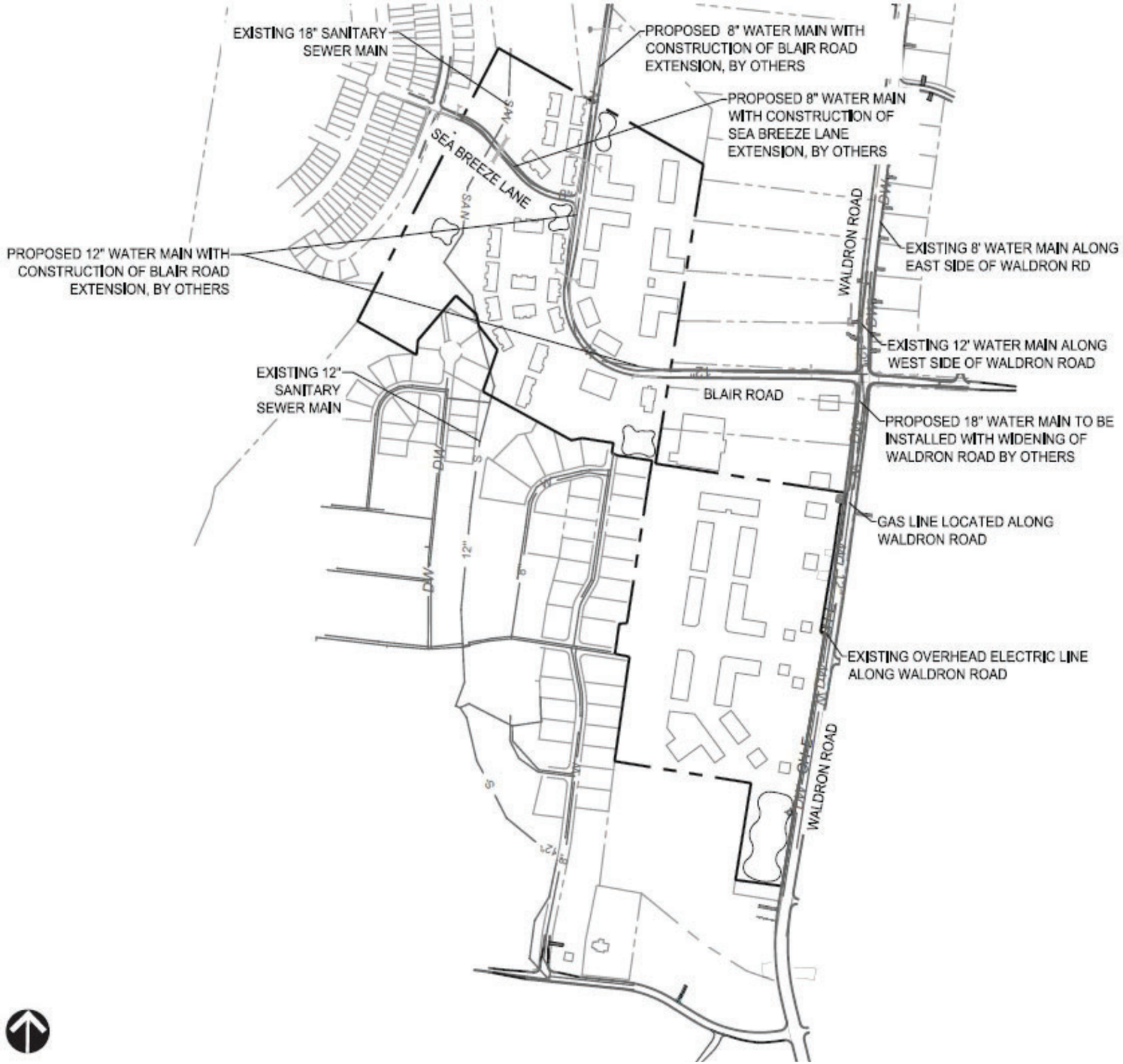
Proximity to Planned Development Residential (PDR) Areas:

- Carothers Crossing (Northwest of the site): This PDR-zoned area provides a unique community feel with a blend of housing types, creating a versatile neighborhood that fosters interaction and accessibility. The mixed residential styles within Carothers Crossing attract a dynamic community that would benefit from nearby commercial conveniences.

- Arbor Ridge (East, along Waldron Road): Another PDR-zoned area, Arbor Ridge combines diverse residential options with amenities like trails and open spaces, supporting an active, walkable environment. This development emphasizes community connectivity, making it a natural fit for businesses that value foot traffic and neighborhood engagement.

This mix of R-1 and PDR zoning around the South Waldron site offers a balanced array of land use options, promoting a harmonious blend of residential density and commercial accessibility. The integration of these zoning types encourages connectivity, providing residents with easy access to essential services, retail options, and amenities. The site's proximity to these mixed-use and residential areas makes it an ideal location for businesses aiming to serve a well-established and growing community, ultimately enhancing the neighborhood's appeal and functionality.

EPco

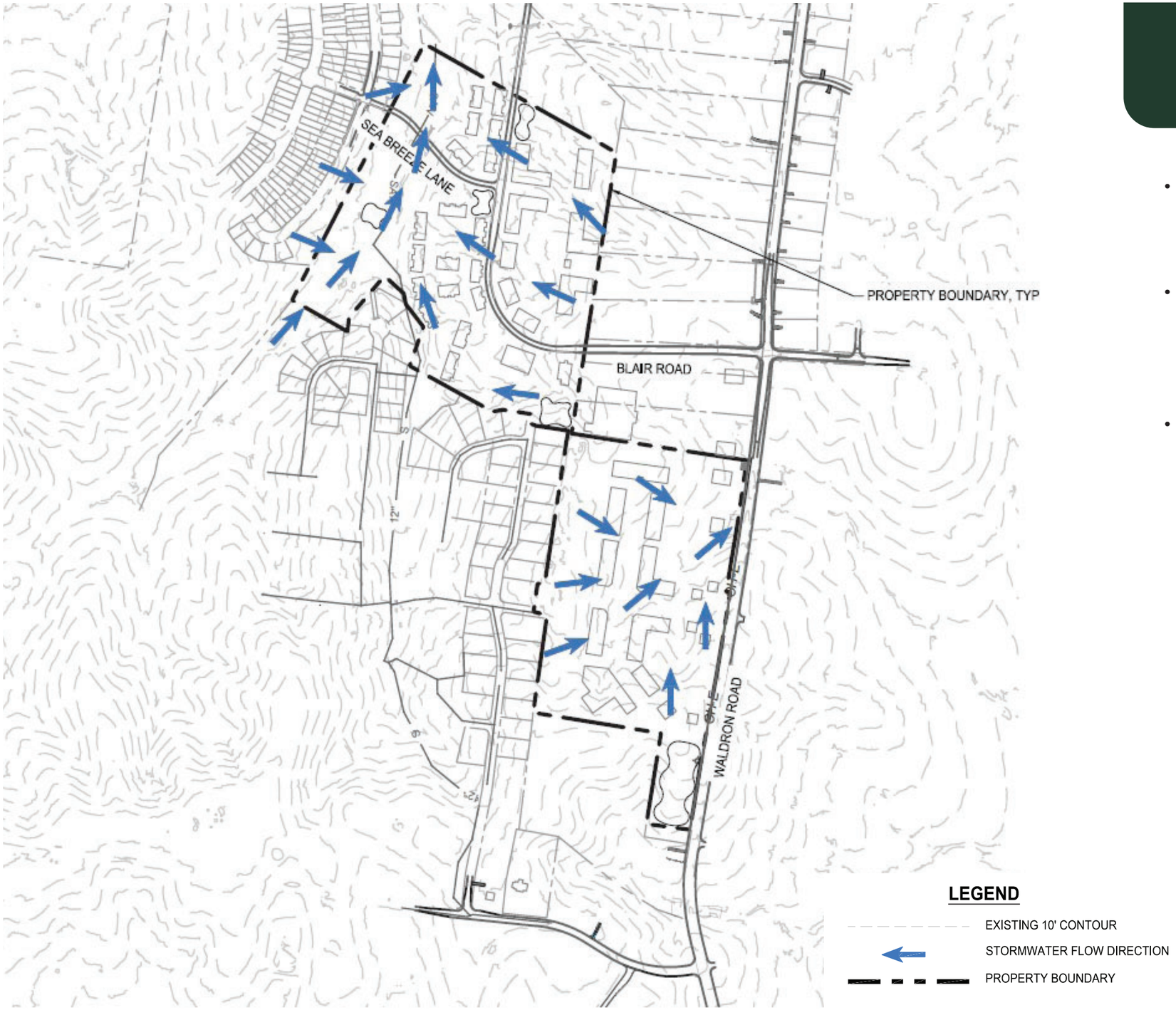


SITE UTILITY EXHIBIT

SITE UTILITIES

- Water Service will be provided by the City of La Vergne Public Utilities Department.
- As part of the Blair Road extension project, a 12" and 8" water main will be extended through the northern half of the property. As a part of the Waldron Road widening project, the existing 12" and 8" water mains will eventually be replaced by a single 18" water main.
- Sanitary sewer exists in the northern half of the project boundary along side Hurricane Creek, a 12" gravity main for a portion of the limits before upsizing to an 18" gravity sewer main. The southern half of the project is currently served by a lift station, gravity connections are currently being explored.
- Electric Service will be provided by Middle Tennessee Electric Membership Corporation, MTEMC. Service will be extended from Waldron Road into all areas of the site.

EPCO



SITE TOPOGRAPHY

- The topographic map above shows the site's topographic contours and general drainage patterns in the existing condition.
- The northern portion of the site drains east to west towards Hurricaine Creek, which runs south to north. The southern portion of the porject drains west to east and south to north.
- This property does not lie wtihin any floodplain areas and is fully within Zone "X" as shown on panel 47149C0105J, EFF. 5/9/2023.

HYDROLOGY AND TOPOGRAPHY

EPco

PENDING

PER SECTION 3-101.2.4 OF THE SUBDIVISION REGULATIONS

SITE TOPOGRAPHY | 5 FOOT CONTOUR LINES

PENDING

PER ORDINANCE SECTION 14-603(5)(C)(I) STORM DETENTION CALCULATIONS

APPROXIMATE FLOODPLAIN LOCATION

0 200 400 800 1200

GRAPHIC SCALE

FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

Monday, March 17, 2025
21-1103_Sadlak Property14 - La Vergne Campus103 - CadSheets\1103-14_Floodplain Exhibit.dwg

SEA BREEZE LANE

WALDRON ROAD

PROPOSED DETENTION PONDS, TYP.

BLAIR ROAD

APPROXIMATE DRAINAGE AREA, TYP.

WALDRON ROAD

PROPOSED DETENTION PONDS, TYP.

APPROXIMATE DRAINAGE AREA

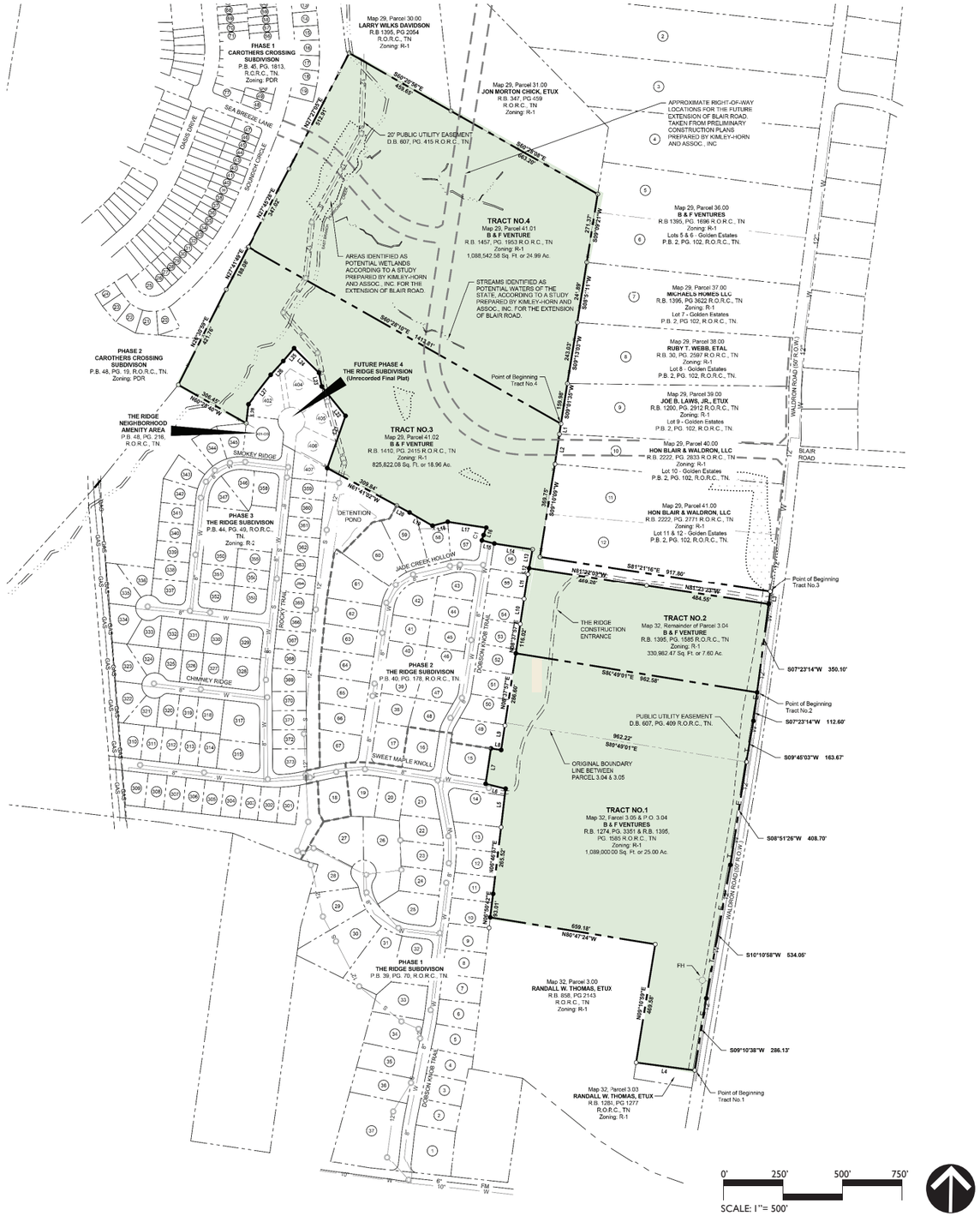
0 200 400 800 1200

GRAPHIC SCALE

FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

Friday, March 21, 2025
21-1133_Spadale Property14 - La Vergne Campus03 - CadDrawings\1133-14_Detention Exhibit.dwg



SITE SURVEY

The South Waldron Mixed Use Site is meticulously planned to harmonize with its surrounding environment while providing a high-quality aesthetic that supports retail, commercial, and community engagement. The design incorporates key architectural elements to create a welcoming and cohesive space that aligns with nearby structures, enhancing the area's overall character and appeal.

Proposed Site Work Elements:

- Massing and Scale: The building forms will be thoughtfully scaled and massed to match the context of adjacent structures, ensuring compatibility with the surrounding neighborhood.
- Awnings, Canopies, and Retail Window Openings: Ground-level retail spaces will feature awnings and canopies to add depth to the façade while providing shelter for patrons. Large retail windows will foster visibility and a welcoming ambiance, inviting pedestrian engagement and street activity.
- Vertical Masonry Columns: Vertical masonry columns between window glazing provide a rhythm and solidity to the structure, enhancing its architectural integrity and visual appeal.
- Masonry Design Consistency: Common design elements will include high-quality masonry detailing, incorporating nominal-sized bricks (not utility-sized) to ensure refined, cohesive design. This masonry approach strengthens the building's presence while promoting durability and timeless appeal.
- Main Level Windows with Clear Glazing: Large 10-foot high clear-glazed windows on the main level will increase natural light, support visual connections to the interior, and create an open and transparent atmosphere for retail spaces.
- Defined Building Entries: The entrances will be highly visible and thoughtfully defined, creating an inviting and accessible entry experience for customers and visitors.
- Dynamic Facade Design: To avoid flat facades, the buildings will feature architectural stepping and breaks that add depth and interest, promoting a varied and visually engaging streetscape. This articulation creates a human scale and ensures that the development complements the surrounding area's architectural diversity.

These design and site work elements come together to create a visually appealing, functional, and community-oriented development that enhances the local architectural landscape while supporting businesses and community interaction.

Line Table

Line #	Direction	Length
L1	S08° 58' 31"W	41.20'
L2	S08° 21' 17"W	118.97'
L3	S08° 00' 17"W	49.68'
L4	N82° 23' 01"W	231.77'
L5	N06° 41' 29"E	152.28'
L6	N76° 05' 41"W	80.86'
L7	N08° 39' 15"E	140.13'
L8	S81° 19' 11"E	40.45'
L9	N08° 37' 55"E	97.36'
L10	N08° 40' 09"E	100.00'

Line Table

Line #	Direction	Length
L11	N08° 40' 47"E	100.02'
L12	N10° 34' 07"E	24.56'
L13	N10° 34' 07"E	75.13'
L14	N81° 21' 20"W	152.03'
L15	N75° 21' 15"W	50.00'
L16	N19° 38' 48"E	30.73'
L17	N81° 21' 20"W	152.82'
L18	S75° 52' 06"W	62.10'
L19	N60° 00' 51"W	103.94'
L20	N61° 35' 37"W	57.19'

Line Table

Line #	Direction	Length
L21	N19° 12' 06"E	217.46'
L22	N38° 56' 35"W	148.60'
L23	N11° 21' 07"W	54.97'
L24	N45° 31' 30"W	137.19'
L25	S40° 12' 09"W	65.87'
L26	S42° 34' 30"W	72.93'
L27	S37° 43' 40"W	146.97'
L28	S06° 41' 10"W	74.83'

Curve Table

Curve #	Radius	Length	Chord Direction	Chord Length
C1	250.00'	21.82'	N17° 08' 47"E	21.81'

SITE SURVEY

EPco

PLANT PALETTE

OCTOBER GLORY MAPLE
Acer rubrum 'October Glory'
Fall color: Red
Deciduous Tree

WILDFIRE BLACK GUM
Nyssa sylvatica 'Wildfire'
Fall color: Red/Orange/Purple
Deciduous Tree
Bloom: White; Spring
Fruit: Black; Fall

SHUMARD OAK
Quercus shumardii
Fall color: red
Deciduous

HIGHTOWER WILLOW OAK
Quercus phellos 'QPSTA' PP13,677
Fall color: Orange/Yellow
Deciduous

RIVER BIRCH
Betula nigra
Fall color: Yellow
Deciduous

MOONGLOW SWEETBAY MAGNOLIA
Magnolia virginiana 'Jim Wilson'
Fall color: Green
Semi-Evergreen
Bloom: White; Summer

RISING SUN REDBUD
Cercis canadensis 'Rising Sun'
Fall color: Red/Orange
Deciduous
Bloom: Pink; Spring
Fruit: Dark brown pod; Winter

APPALACHIAN SPRING DOGWOOD
Cornus florida 'Appalachian Spring'
Fall color: Red/Purple
Deciduous
Bloom: White; Spring

AMERICAN HOLLY
Ilex opaca
Fall color: Green
Evergreen
Fruit: Red; Fall to Winter

GREEN GIANT ARBORVITAE
Thuja occidentalis 'Green Giant'
Fall color: Green
Evergreen

NELLIE STEVENS HOLLY
Ilex x 'Nellie R Stevens'
Fall color: Green
Evergreen Shrub
Bloom: White; Spring
Fruit: Red; Fall to Winter

EMERALD ARBORVITAE
Thuja occidentalis 'Emerald'
Fall color: Green
Evergreen Tree

SKY PENCIL JAPANESE HOLLY
Ilex crenata 'Sky Pencil'
Fall color: Green
Evergreen Shrub
Bloom: White; Spring
Fruit: Black; Fall to Winter

HOOGENDORN JAPANESE HOLLY
Ilex crenata 'Hoogendorn'
Fall color: Green
Evergreen Shrub
Bloom: White; Spring
Fruit: Black; Fall to Winter

CARISSA HOLLY
Ilex cornuta 'Carissa'
Fall color: Green
Evergreen Shrub
Bloom: White flower; Spring
Fruit: Red; Fall to Winter

SHAMROCK INKBERRY
Ilex glabra 'Shamrock'
Fall color: Green
Evergreen
Bloom: White; Spring
Fruit: Black; Winter to Spring

LITTLE LIME HYDRANGEA
Hydrangea paniculata 'Little Lime'
Fall color: Pink/Burgundy
Deciduous
Bloom: Light green; Summer

WALKERS LOW CATMINT
Nepeta x Faassenii 'Walker's Low'
Fall color: Red/Orange
Herbaceous Perennial
Bloom: Purple; Spring to Fall

OAKLEAF HYDRANGEA
Hydrangea quercifolia
Fall color: Red/Maroon
Deciduous
Bloom: White; Spring to Summer

VIRGINIA SWEETSPIRE
Itea virginica
Fall color: Red/Maroon
Deciduous
Bloom: white; Spring to Summer

ARROWWOOD VIBURNUM
Viburnum dentatum 'Arrowwood'
Fall color: Red/Orange
Deciduous
Bloom: White; Spring
Fruit: Black; Fall

CASSIAN FOUNTAIN GRASS
Pennisetum alopecuroides 'Cassian's Choice'
Fall color: Gold/Yellow
Deciduous
Bloom: Cream Pink; Summer

AUTUMN FERN
Dryopteris erythosora 'Brilliance'
Fall color: Red/Orange/Green
Evergreen

Planning Commission Report Meeting: March 25, 2025	City of La Vergne

Item #: 4. **Item Title: Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance - Portico Place, Section 2, Phase 2 and Resubdivision of Common Areas A & B of Section 2, Phase 1. Requested by SEC, Inc. Property located off Blair Road (Tax Map 29, Parcel 20.04). PDR (Planned Density Residential) Zoning District.**

Reviewed By:
Bo Logan, City Planner
Gary Lide, City Engineer

Summary:
The applicant requests subdivision acceptance for Portico Place, Section 2, Phase 2 and Resubdivision of Common Areas A & B of Section 2, Phase 1.

This request is comprised of 52 lots on 15.69 acres.

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
No comments.

Engineering (**Gary Lide** - glide@lavergnetn.gov)
No Engineering comments. All inspections complete and passed.

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
No comments.

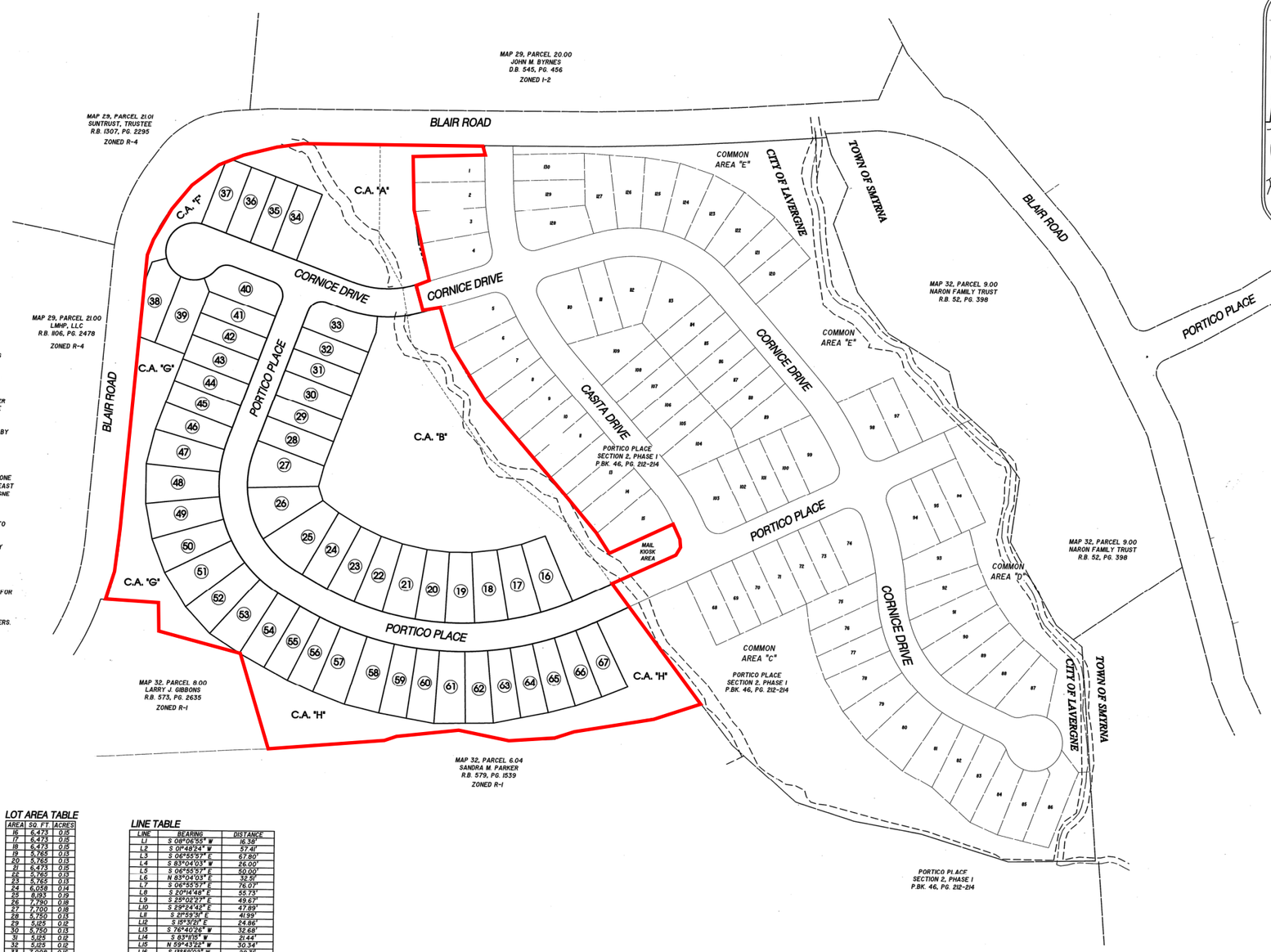
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

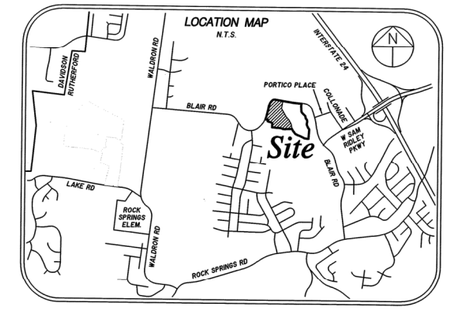
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

Police
No comments.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes

or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.





GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 52 SINGLE FAMILY LOTS BEING SUPPORTED WITH ROAD RIGHT-OF-WAY AND EASEMENTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105 J, EFFECTIVE DATE: MAY 9, 2023.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED PDR. MINIMUM SETBACK REQUIREMENTS ARE: FRONT = 15 FT. / (35 FT. TO GARAGE) - SIDE = 5 FT. - REAR = 15 FT.
6. FOR EACH LOT SHOWN ON THIS PLAT, THERE SHALL BE PLANTED A MINIMUM OF ONE CANOPY TREE OF AT LEAST 2.5" CALIPER AND ONE UNDERSTORY TREE OF AT LEAST 1.5" CALIPER. THE TYPE OF TREE IS TO BE DETERMINED BY THE CITY OF LA VERGNE WITH THE DEVELOPER.
7. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK (*). ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
8. ALL COMMON AREAS AND DRAINAGE AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
10. LOTS 34-39 AND 43-53 SHALL HAVE NO ACCESS TO BLAIR ROAD. ALL ACCESS FOR THESE LOTS SHALL BE FROM AND TO CORNICE DRIVE FOR LOTS 34-39 AND PORTICO PLACE FOR LOTS 43-53.
11. CONSTRUCTION OR MOVING OF SOILS IS NOT ALLOWED WITHIN THE STREAM BUFFERS. NO VARIANCE WILL BE GRANTED FOR LOT 34.

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	6°45'43"	500.00'	59.01'	S 79°52'49" W	58.97'
C2	6°45'43"	500.00'	59.01'	S 86°38'31" W	58.97'
C3	6°45'43"	500.00'	59.01'	N 86°35'46" W	58.97'
C4	6°01'34"	500.00'	52.59'	N 80°20'07" W	52.56'
C5	6°01'34"	500.00'	52.59'	N 74°10'33" W	52.56'
C6	6°45'43"	500.00'	59.01'	N 67°46'55" W	58.97'
C7	6°01'34"	500.00'	52.59'	N 61°23'36" W	52.56'
C8	6°01'34"	500.00'	52.59'	N 55°12'42" W	52.56'
C9	2°00'09"	500.00'	17.47'	N 51°20'50" W	17.47'
C10	26°58'52"	175.00'	82.41'	N 36°51'20" W	81.68'
C11	31°36'01"	175.00'	96.52'	N 07°33'54" W	95.30'
C12	22°03'01"	175.00'	67.32'	N 15°16'52" E	66.91'
C13	90°00'00"	25.00'	39.27'	N 75°16'59" E	35.36'
C14	161°17'36"	220.00'	62.56'	S 67°52'10" E	62.35'
C15	6°26'59"	50.00'	5.63'	N 62°56'46" W	5.62'
C16	1°14'24"	445.37'	9.64'	N 78°37'29" E	9.64'
C17	47°39'58"	50.00'	41.60'	S 28°49'13" E	40.41'
C18	48°44'13"	50.00'	42.54'	S 77°09'27" E	41.26'
C19	90°00'00"	25.00'	39.27'	S 14°43'22" E	35.36'
C20	28°51'22"	50.00'	25.18'	N 64°10'35" E	24.92'
C21	70°53'44"	25.00'	30.77'	N 85°00'46" E	28.87'
C22	4°35'06"	225.00'	18.00'	S 27°59'05" W	18.00'
C23	10°15'58"	225.00'	40.05'	S 20°35'33" W	40.00'
C24	11°28'42"	225.00'	45.08'	S 09°45'14" W	45.00'
C25	10°11'59"	225.00'	40.05'	S 01°05'06" E	40.00'
C26	10°15'58"	225.00'	40.05'	S 11°17'04" E	40.00'
C27	11°28'42"	225.00'	45.08'	S 22°07'24" E	45.00'
C28	10°11'59"	225.00'	40.05'	S 32°57'44" E	40.00'
C29	10°15'58"	225.00'	40.05'	S 43°09'42" E	40.00'
C30	2°05'06"	225.00'	8.19'	S 49°18'13" E	8.19'
C31	3°20'03"	550.00'	32.00'	S 52°00'47" E	32.00'
C32	4°09'31"	550.00'	39.92'	S 55°45'14" E	39.91'
C33	5°18'13"	550.00'	49.79'	S 60°25'56" E	49.77'
C34	5°18'13"	550.00'	49.79'	S 65°37'09" E	49.77'
C35	4°09'31"	550.00'	39.92'	S 70°17'50" E	39.91'
C36	4°09'31"	550.00'	39.92'	S 74°27'01" E	39.91'
C37	4°39'58"	550.00'	44.79'	S 78°51'46" E	44.78'
C38	4°09'31"	550.00'	39.92'	S 83°16'50" E	39.91'
C39	4°09'31"	550.00'	39.92'	S 87°26'02" E	39.91'
C40	4°09'31"	550.00'	39.92'	N 88°24'27" E	39.91'
C41	4°09'31"	550.00'	39.92'	N 84°14'26" E	39.91'
C42	4°09'31"	550.00'	39.92'	N 80°05'25" E	39.91'
C43	3°32'00"	550.00'	33.92'	N 76°14'39" E	33.91'
C44	29°49'39"	170.00'	88.50'	S 74°38'11" E	87.50'
C45	13°32'03"	520.00'	51.97'	N 82°47'00" W	51.86'
C46	2°00'18"	500.00'	17.64'	N 75°23'19" E	17.64'
C47	88°49'14"	50.00'	103.69'	N 54°25'23" E	86.08'
C48	19°25'58"	445.37'	151.01'	N 88°57'30" E	150.29'
C49	15°36'33"	50.00'	13.91'	N 22°41'49" E	13.87'
C50	37°32'58"	310.00'	203.16'	N 49°26'34" E	199.55'
C51	0°44'16"	445.37'	5.74'	N 77°38'09" E	5.74'
C52	13°14'09"	459.84'	106.23'	N 21°20'37" E	105.99'

LOT AREA TABLE

AREA	SQ. FT.	ACRES
16	6,473	0.15
17	6,473	0.15
18	6,473	0.15
19	5,765	0.13
20	5,765	0.13
21	6,473	0.15
22	5,765	0.13
23	5,765	0.13
24	6,056	0.14
25	8,193	0.19
26	7,790	0.18
27	7,700	0.18
28	5,750	0.13
29	5,125	0.12
30	5,750	0.13
31	5,125	0.12
32	5,125	0.12
33	7,008	0.16
34	5,750	0.13
35	5,125	0.12
36	5,750	0.13
37	5,728	0.13
38	6,247	0.14
39	7,188	0.17
40	7,133	0.16
41	5,125	0.12
42	5,125	0.12
43	5,750	0.13
44	5,125	0.12
45	5,125	0.12
46	5,757	0.13
47	6,530	0.15
48	7,468	0.17
49	6,552	0.15
50	6,552	0.15
51	7,468	0.17
52	6,552	0.15
53	6,558	0.15
54	5,950	0.14
55	5,429	0.12
56	5,543	0.13
57	5,873	0.16
58	7,003	0.16
59	5,550	0.13
60	5,552	0.13
61	6,382	0.15
62	5,680	0.13
63	5,633	0.13
64	5,543	0.13
65	5,560	0.13
66	5,580	0.13
67	5,616	0.13

LINE TABLE

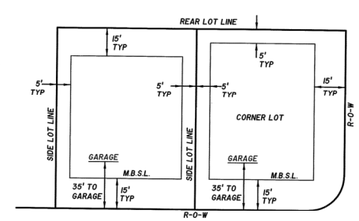
LINE	BEARING	DISTANCE
L1	S 08°06'55" W	16.38'
L2	S 01°48'24" W	57.41'
L3	S 06°55'57" E	67.80'
L4	S 83°04'03" W	26.00'
L5	S 06°55'57" E	50.00'
L6	N 83°04'03" E	32.51'
L7	S 06°55'57" E	76.07'
L8	S 30°14'48" E	55.73'
L9	S 29°02'37" E	49.67'
L10	S 29°24'42" E	47.89'
L11	S 21°59'31" E	41.99'
L12	S 15°37'21" E	24.86'
L13	S 76°40'26" W	32.68'
L14	S 83°19'15" W	21.44'
L15	N 59°43'52" W	30.34'
L16	S 13°59'02" W	28.31'
L17	N 12°33'47" W	24.97'
L18	S 85°00'46" W	24.11'
L19	N 30°16'58" E	34.39'

OPEN SPACE AREA TABLE

AREA	SQ. FEET	ACRES
OPEN SPACE A	54,042	1.24
OPEN SPACE B	132,609	3.04
OPEN SPACE F	7,157	0.16
OPEN SPACE G	32,537	0.75
OPEN SPACE H	53,963	1.24

RIGHT-OF-WAY AREA TABLE

AREA	SQ. FEET	ACRES
RIGHT-OF-WAY	84,541	1.94



TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.

OWNER/DEVELOPER:
BLAIR ROAD, LLC
CORPORATE OFFICE:
572 SAVANNAH HWY.
CHARLESTON, SC 29407
&
LOCAL OFFICE:
101 FORREST CROSSING, SUITE 107,
FRANKLIN, TN 37064

LAND DATA:
ZONING: PDR
52 LOTS ON 15.69± ACRES

BUILDING SETBACKS:
FRONT: 15'
SIDE:5'
REAR: 15'

DEED REFERENCE:

TAX MAP 29, PARCEL 20.04
RECORD BOOK 1655, PAGE 1199

REVISED COMMON AREA:
TAX MAP 29N, GROUP "A", PARCEL 1.01
&
TAX MAP 29N, GROUP "A", PARCEL 15.01

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 1655, PAGE 1199, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE 2-6-24 NAME _____
CRAIG YERIAN, DIRECTOR OF LAND DEVELOPMENT
BLAIR ROAD, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

DEED REFERENCE:
TAX MAP 29, PARCEL 20.04
TAX MAP 29N, GROUP "A", PARCEL 1.01
TAX MAP 29N, GROUP "A", PARCEL 15.01
RECORD BOOK 1655, PAGE 1199

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF AN URBAN LAND SURVEY, CATEGORY "I", AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, AND THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000.

DATE 1/4/2024 _____
REGISTERED LAND SURVEYOR
TENN. R.L.S. NO. 2064

MICHAEL C. ROBERTS
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2064
1/4/2024

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "PORTICO PLACE SECTION 2, PHASE 2" HAS\HAVE BEEN, INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE 08 FEB 2024 NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEM(S) OUTLINED OR INDICATED ON THE SUBDIVISION FINAL PLAT ENTITLED "PORTICO PLACE SECTION 2, PHASE 2" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE 2-7-2024 NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY (I) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE LAVERGNE SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 08 FEB 2024 NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAVERGNE SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE 2/13/24 NAME _____
SECRETARY, PLANNING COMMISSION

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 1241623
Rec'd: 30.00 Instrument #: 2532272
State: 0.00
Clerk: 0.00 Recorded
Other: 2.00 2/14/2024 at 12:09 PM
Total: 32.00 in
Plat Cabinet 49 Pgs 286-287

PLAT BOOK 49, PAGE 286-287
TIME OF RECORDING: 12:09 P.M.
DATE OF RECORDING: February 14, 2024

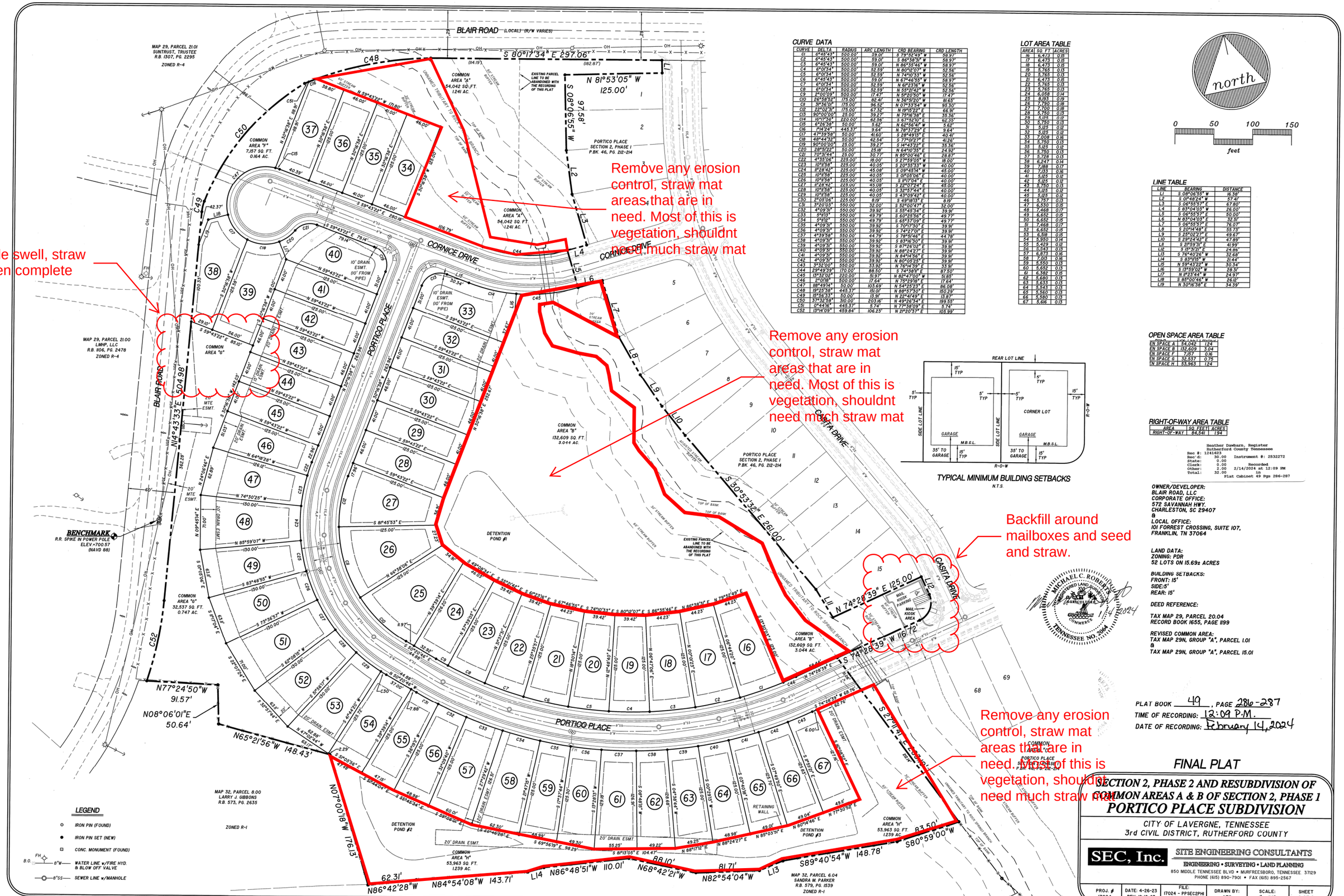
FINAL PLAT - COVER SHEET

SECTION 2, PHASE 2 AND RESUBDIVISION OF COMMON AREAS A & B OF SECTION 2, PHASE 1 PORTICO PLACE SUBDIVISION

CITY OF LAVERGNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE: 4-26-23 REV: 12-18-23	FILE: 17024 - PPSEC2PH2 FINALPLAT	DRAWN BY: ATS	SCALE: 1" = 100'	SHEET OF
17024					



CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	6°45'43"	500.00'	59.01'	S 79°32'49" W	58.97'
C2	6°45'43"	500.00'	59.01'	S 86°38'05" W	58.97'
C3	6°45'43"	500.00'	59.01'	N 86°35'46" W	58.97'
C4	6°01'34"	500.00'	52.59'	N 80°18'07" W	52.56'
C5	6°01'34"	500.00'	52.59'	N 74°10'33" W	52.56'
C6	6°45'43"	500.00'	59.01'	N 67°46'55" W	58.97'
C7	6°01'34"	500.00'	52.59'	N 61°23'16" W	52.56'
C8	6°01'34"	500.00'	52.59'	N 55°31'42" W	52.56'
C9	2°00'09"	500.00'	17.47'	N 51°20'50" W	17.47'
C10	26°58'52"	175.00'	82.41'	N 36°51'50" W	81.65'
C11	31°36'10"	175.00'	96.52'	N 07°33'24" W	95.30'
C12	22°02'31"	175.00'	67.32'	N 19°15'22" E	66.91'
C13	90°00'00"	25.00'	39.27'	N 75°16'38" E	35.36'
C14	16°17'36"	220.00'	62.56'	S 67°52'51" E	62.35'
C15	6°26'38"	50.00'	5.62'	N 62°56'41" W	5.62'
C16	11°24'24"	446.31'	9.64'	N 78°37'29" E	9.64'
C17	47°39'58"	50.00'	41.60'	S 28°49'13" E	40.41'
C18	48°44'32"	50.00'	42.54'	S 77°01'27" E	41.26'
C19	90°00'00"	25.00'	39.27'	S 14°43'22" E	35.36'
C20	28°51'22"	50.00'	25.18'	N 64°10'35" E	24.92'
C21	70°51'44"	25.00'	30.77'	N 85°00'46" E	28.87'
C22	4°35'06"	225.00'	18.00'	S 27°59'05" W	18.00'
C23	10°11'58"	225.00'	40.05'	S 20°35'33" W	40.00'
C24	11°28'42"	225.00'	45.08'	S 09°45'14" W	45.00'
C25	10°11'58"	225.00'	40.05'	S 01°05'06" W	40.00'
C26	10°11'58"	225.00'	40.05'	S 11°17'04" E	40.00'
C27	11°28'42"	225.00'	45.08'	S 22°07'24" E	45.00'
C28	10°11'58"	225.00'	40.05'	S 32°57'44" E	40.00'
C29	10°11'58"	225.00'	40.05'	S 43°09'42" E	40.00'
C30	2°05'06"	225.00'	8.19'	S 49°18'13" E	8.19'
C31	3°20'03"	550.00'	32.00'	S 52°00'47" E	32.00'
C32	4°09'31"	550.00'	39.92'	S 55°45'34" E	39.91'
C33	5°19'13"	550.00'	49.79'	S 60°28'56" E	49.77'
C34	5°18'12"	550.00'	49.79'	S 65°37'09" E	49.77'
C35	4°09'31"	550.00'	39.92'	S 70°17'50" E	39.91'
C36	4°09'31"	550.00'	39.92'	S 74°27'01" E	39.91'
C37	4°39'58"	550.00'	44.79'	S 78°51'46" E	44.78'
C38	4°09'31"	550.00'	39.92'	S 83°16'30" E	39.91'
C39	4°09'31"	550.00'	39.92'	S 87°26'02" E	39.91'
C40	4°09'31"	550.00'	39.92'	N 88°24'27" E	39.91'
C41	4°09'31"	550.00'	39.92'	N 84°14'56" E	39.91'
C42	4°09'31"	550.00'	39.92'	N 80°05'25" E	39.91'
C43	3°32'00"	550.00'	33.92'	N 76°14'39" E	33.91'
C44	29°49'39"	170.00'	88.50'	S 74°58'19" E	87.50'
C45	13°33'02"	220.00'	51.97'	N 82°47'00" W	51.85'
C46	2°01'18"	500.00'	17.64'	N 75°23'18" E	17.64'
C47	88°49'14"	50.00'	103.69'	N 54°25'23" E	94.08'
C48	19°25'59"	445.37'	151.01'	N 88°57'50" E	150.29'
C49	15°56'33"	50.00'	13.91'	N 22°41'49" E	13.87'
C50	37°32'58"	300.00'	203.18'	N 49°26'34" E	199.59'
C51	0°44'16"	445.37'	5.74'	N 77°38'09" E	5.74'
C52	15°14'09"	459.84'	106.23'	N 21°20'37" E	105.99'

LOT AREA TABLE

AREA	SQ. FT.	ACRES
I6	6,473	0.15
I7	6,473	0.15
I8	6,473	0.15
I9	5,765	0.13
I0	5,765	0.13
II	6,473	0.15
I2	5,765	0.13
I3	5,765	0.13
I4	6,058	0.14
I5	8,193	0.19
I6	7,790	0.18
I7	7,700	0.18
I8	5,750	0.13
I9	5,175	0.12
30	5,750	0.13
31	5,125	0.12
32	5,125	0.12
33	7,008	0.16
34	5,750	0.13
35	5,125	0.12
36	5,750	0.13
37	5,728	0.13
38	6,247	0.14
39	7,188	0.17
40	7,133	0.16
41	5,625	0.12
42	5,125	0.12
43	5,750	0.13
44	5,125	0.12
45	5,125	0.12
46	5,757	0.13
47	6,530	0.15
48	7,468	0.17
49	6,652	0.15
50	6,652	0.15
51	7,468	0.17
52	6,652	0.15
53	6,518	0.15
54	5,350	0.14
55	5,429	0.12
56	5,543	0.13
57	6,872	0.16
58	7,013	0.16
59	5,555	0.13
60	5,652	0.13
61	6,382	0.15
62	5,682	0.13
63	5,633	0.13
64	5,543	0.13
65	5,560	0.13
66	5,580	0.13
67	5,616	0.13

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 08°06'55" W	16.38'
L2	S 01°48'24" W	57.41'
L3	S 06°55'57" E	67.80'
L4	S 83°04'03" W	26.00'
L5	S 06°55'57" E	50.00'
L6	N 83°04'03" E	32.51'
L7	S 06°55'57" E	76.07'
L8	S 20°41'49" E	55.73'
L9	S 25°02'27" E	49.67'
L10	S 29°24'42" E	47.89'
L11	S 29°59'31" E	41.99'
L12	S 15°31'21" E	24.96'
L13	S 76°40'26" W	32.68'
L14	S 83°11'15" W	21.44'
L15	N 59°43'22" W	30.34'
L16	S 15°29'02" W	28.31'
L17	N 11°23'44" W	24.97'
L18	S 85°00'46" W	26.13'
L19	N 30°16'38" E	34.39'

OPEN SPACE AREA TABLE

	AREA	ACRES
EN SPACE A	54,042	1.24
EN SPACE B	132,609	3.04
EN SPACE F	7,157	0.16
EN SPACE G	32,537	0.75
EN SPACE H	53,963	1.24

RIGHT-OF-WAY AREA TABLE

AREA	SQ. FEET	ACRES
RIGHT-OF-WAY	84,541	1.94

Heather Dawburn, Register
Rutherford County Tennessee
Rec #: 1241623
Rec'd: 30.00 Instrument #: 2532272
State: 0.00
Clerk: 0.00 Recorded
Other: 2.00 2/14/2024 at 12:09 PM
Total: 32.00 in
Plat Cabinet 49 Pgs 286-287

OWNER/DEVELOPER:
BLAIR ROAD, LLC
CORPORATE OFFICE:
572 SAVANNAH HWY.
CHARLESTON, SC 29407
&
LOCAL OFFICE:
101 FORREST CROSSING, SUITE 107,
FRANKLIN, TN 37064

LAND DATA:
ZONING: PDR
52 LOTS ON 15.69± ACRES

BUILDING SETBACKS:
FRONT: 15'
SIDE: 5'
REAR: 15'

DEED REFERENCE:

TAX MAP 29, PARCEL 20.04
RECORD BOOK 1655, PAGE 1199

REVISED COMMON AREA:
TAX MAP 29N, GROUP "A", PARCEL 101
&
TAX MAP 29N, GROUP "A", PARCEL 15.01