

AGENDA

La Vergne Board of Zoning Appeals
April 29, 2025 at 5:30 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: March 25, 2025 Meeting.

NEW BUSINESS

2. Request for Height Variance - 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). R-1 (Low Density Residential) Zoning District. Property owned by the Industrial Development Board of the City of La Vergne.

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE BOARD OF ZONING APPEALS OF THE CITY OF LA VERGNE, TENNESSEE ON MARCH 25, 2025 IN LA VERGNE CITY HALL, LA VERGNE, TENNESSEE

The La Vergne Board of Zoning Appeals met in a regular meeting on March 25, 2025 in La Vergne City Hall starting at 5:30 p.m. The meeting was called to order by Chairman Graeme Coates.

Members Present

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

Staff Members Present

Staff members present: City Attorney Katie Driver, Executive Assistant Juliet Williams, Assistant City Administrator Kyle Brown, Codes Director Joe White, Engineering Director Gary Lide, Codes Inspector Rebecca Moore, Fire Marshal Curtis Brinkley, and Media Services Jerry Davenport.

ORDER OF BUSINESS

1. Approve Minutes: November 26, 2024 Meeting

A motion, made by Justin Greer, seconded by Terrence Smith, to approve the minutes of the November 26, 2024 Meeting, was adopted with all voting AYE.

NEW BUSINESS

2. Appeal the Decision of the Building Official, Property located at 535 Old Nashville Highway (Tax Map 18I, Group B, Parcel 29). C-2 (Highway Service) Zoning District. Property owned by Glenn Warnack Etux.

Chairman Coates asked the city attorney for comments about this item. City Attorney Katie Driver stated this meeting would be conducted in a quasi-judicial capacity. She stated that a court reporter was present and asked if all applicants would speak clearly and slowly into the microphone.

Mr. Bo Logan gave his report.

Mr. David Driggers and Tom Reed, Mr. Driggers' attorney, 1535 W Northfield Blvd., Building 8, Murfreesboro, approached the podium. Mr. Driggers was sworn in. Mr. Reed spoke about the exhibits that they would introduce. He spoke about Mr. Driggers' history in the city. He made comments about his garage and mechanic shop. He spoke about an issue from 2003 and a business Mr. Driggers had. He explained the appeal from the 2003

hearing. He made comments about the cars in the picture that are being stored. He stated the cars are not stored, they are for sale. He spoke about the letter from the city stating Mr. Driggers is improperly storing items on the C-2 property. He made comments about the zoning ordinance. He made comments about the fire statute in the letter regarding tires. Mr. Reed approached the board with exhibits. He stated he was going to file a copy of the current zoning ordinance from 1990.

Mr. Driggers spoke about the dealership in Antioch and the dealership he opened in La Vergne in 1995. Mr. Driggers spoke about his history in business in different cities in Middle Tennessee. He stated he has leased his property from the Warnacks for 31 years. He made comments about his dealings with the city and different building officials.

Mr. Reed spoke about the documents he handed to the Board. Mr. Driggers explained each page of the documents, which included applications and city and state licenses. A discussion ensued.

Justin Greer asked about the repairs. Mr. Driggers explained. He asked if Rutherford County knew the vehicles did not run. Mr. Driggers stated yes. He spoke about the map in the documents. He spoke about what C-2 allowed during those years. Mr. Reed asked about the impound lot behind 527 Old Nashville. Mr. Driggers explained. He spoke about Earl Garvin and his towing business. He spoke about the lawsuit between the city. He made comments about the fence that he had to put up. He spoke about his appeal to BOZA. Mr. Reed stated he does not store anything on Old Nashville except for the firetruck, which is a landmark in the city. He stated it's the only thing not for sale. Mr. Reed mentioned the minutes from a BOZA meeting. Mr. Driggers read a portion of the minutes out loud to the Board. Mr. Reed asked if they voted to approve the grandfather request so that he could still operate his business. He spoke about the motion. He stated that he was out of business for eleven (11) months and stated they made a motion on November 11, 2003, and they approved the motion. He stated he got a fence permit after that.

Justin Greer spoke about the minutes in the document packet. Chairman Graeme Coates spoke about page 20, item 5, of the documents Mr. Reed handed out, and he stated the motion read to deny the request. Chairman Coates asked if he had a copy of the BOZA minutes he was referring to. Mr. Driggers stated he would get the minutes to Chairman Coates.

Mr. Reed spoke about the November 11, 2003 minutes. He stated he had a garage that was recognized by BOZA in 2003 for him to operate. He asked Mr. Driggers about the stop-work order from 2013. Mr. Driggers explained. He stated he has had several building permits for this address over the years. He spoke about his office trailer that he had in the late 1990s. He stated he had a temporary permit for the trailer. He made comments about the zoning ordinance. Mr. Reed asked Mr. Driggers spoke about outdoor storage. Mr. Driggers explained that it was allowed on the back of his property. Mr. Driggers read an excerpt of the zoning ordinance to the Board. He asked Mr. Driggers if he was in a lawful non-conforming use. Mr. Driggers stated Yes. Mr. Reed asked Mr. Driggers if he operated a junk yard. Mr. Driggers stated No. He stated he had never sold any parts. He asked Mr.

Driggers if he was in the business of tire storage. Mr. Driggers stated No. He asked if he was ordered to move any trucks. Mr. Driggers explained. Mr. Reed asked Mr. Driggers about the fencing issue. Mr. Driggers explained. Mr. Reed asked Mr. Driggers about the signs. Mr. Driggers explained the sign he has.

Chairman Coates asked about item number two (2) in the packet Mr. Driggers handed out. He stated there were no statues or dates, and some of the documents are not signed. Chairman Coates asked about page 11. Mr. Driggers explained an architect drew the plans and sent them to the county. Chairman Coates stated that page 11 says "needs plans". A discussion ensued. Mr. Greer stated that 2019 is the last time he could find a license. Mr. Driggers offered to show the board his current license.

Mr. Terrence Smith asked if it was a joint business. Mr. Driggers stated his brother was going to be a partner, but changed his mind. He stated all his licenses are in his name only.

Chairman Coates made comments about the November 2024 letter. Mr. Driggers stated that the original zoning ordinance allowed him to open his business. Chairman Coates read the second item on the letter. Mr. Driggers stated that all items are in the back of the property. A discussion ensued. Chairman Coates read each item of the letter, and Mr. Driggers gave his explanation on each item. He stated he had not changed his business model since 1995. He stated he doesn't have any vehicles that don't run. Mr. Reed made comments about open storage and the allowances in the zoning ordinance.

Mr. Charles Jones asked when the last vehicle was sold. Mr. Driggers stated last week. Mr. Jones asked if he had signage stating he sells cars. Mr. Driggers stated he has a sign.

Mr. Logan explained it was only approved on Blue Valley Road. Codes Director Joe White confirmed that in 2004, he was approved to have a tow lot on Blue Valley Road. He stated it does not mention Old Nashville Highway. Mr. White stated that there are junk cars on the lot. He stated the fencing does not meet the current zoning ordinance. Mr. Driggers spoke about the fencing.

Ms. Rebecca Moore read an excerpt of the minutes from 2004 and the black screening. Mr. Driggers spoke about his concerns.

Ms. Katie Driver spoke about the grandfather use and explained how that works. She cited Abbington Center LLC Vs Town of Collierville.

She stated the board has to state clearly why they are taking the action for approval or denial.

Mr. Greer asked what the vehicles need to look like. Mr. White stated the code said the vehicles need to be tagged and operable. Ms. Driver stated a business license doesn't give zoning permissions.

A motion, made by Chairman Graeme Coates, seconded by Terrence Smith, to agree with staff and Building Official Joe White, in accordance with the November 21, 2024 letter, that the applicant is not in compliance with the current rules and regulations with the seven items listed in the letter, and that the applicant was not grandfathered in, was approved following a roll-call vote.

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

3. **Request for Height Variance - Property located at 243 Blair Rd. (Tax Map 32, Parcel 6). R-3 (High Density Residential) Zoning District. Property owned by Martin Shofner.**

No action was taken. The item was withdrawn prior to the meeting.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Coates declared the meeting adjourned at 6:42 p.m.

Chairman

City Recorder

Approved: _____



Item #: 2. **Request for Height Variance - 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). R-1 (Low Density Residential) Zoning District. Property owned by the Industrial Development Board of the City of La Vergne.**

Reviewed By: Bo Logan

Summary: The applicant would like to request a variance to the height restriction in the La Vergne Zoning Ordinance. The applicant is proposing that some of the new apartment buildings will contain 4 stories and be at least 50 feet high.

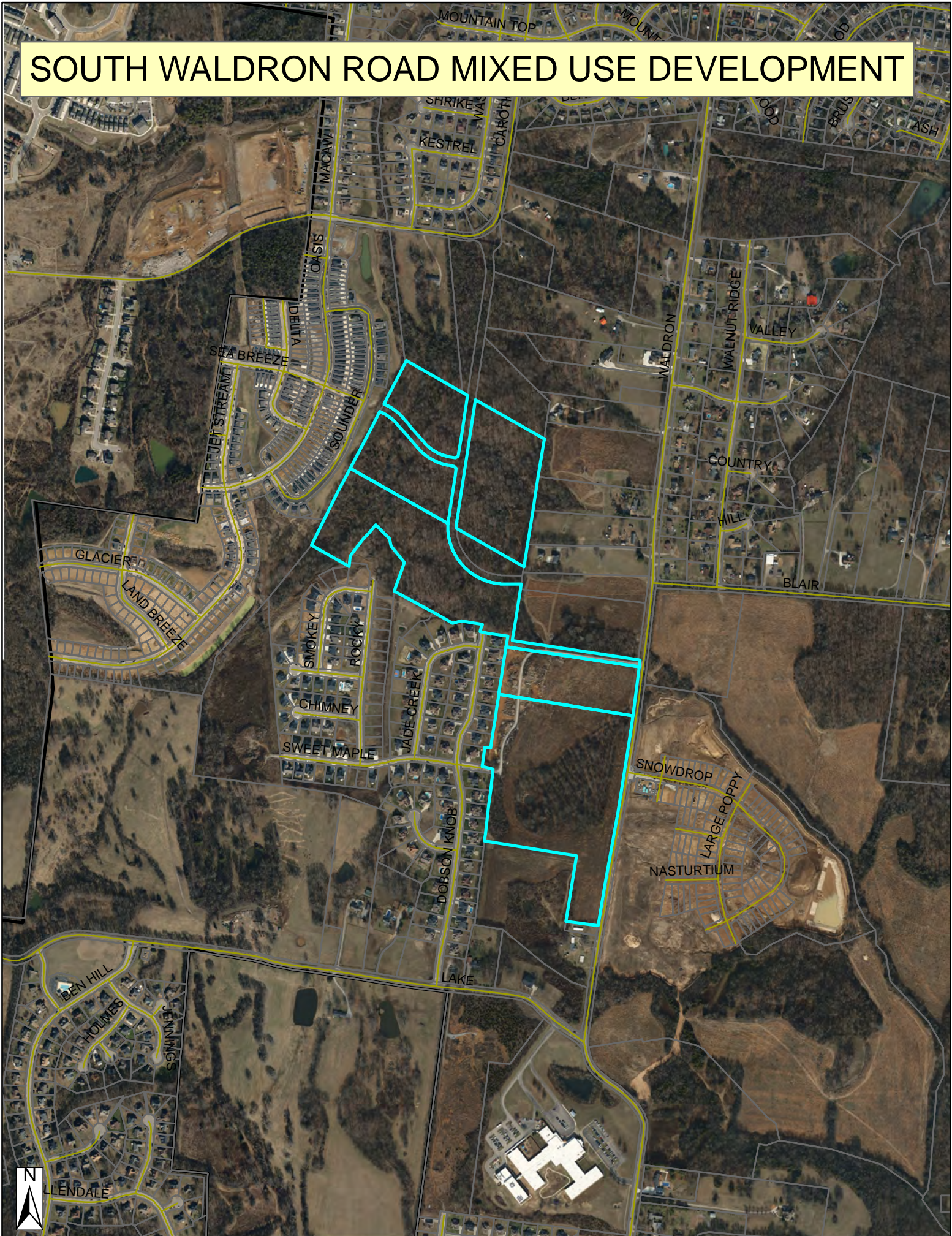
If the hipped roofs, ridgelines or gables need to be higher than 50 feet then they will be allowed to do so with this approval by BOZA. But the floor limit will be 4 stories regardless of the height.

This project is requesting a rezoning with a base district of R-3. The current R-3 district prohibits any buildings over 35 feet in height. Also, when adopted, the proposed zoning ordinance will allow a maximum of 4 stories in this area.

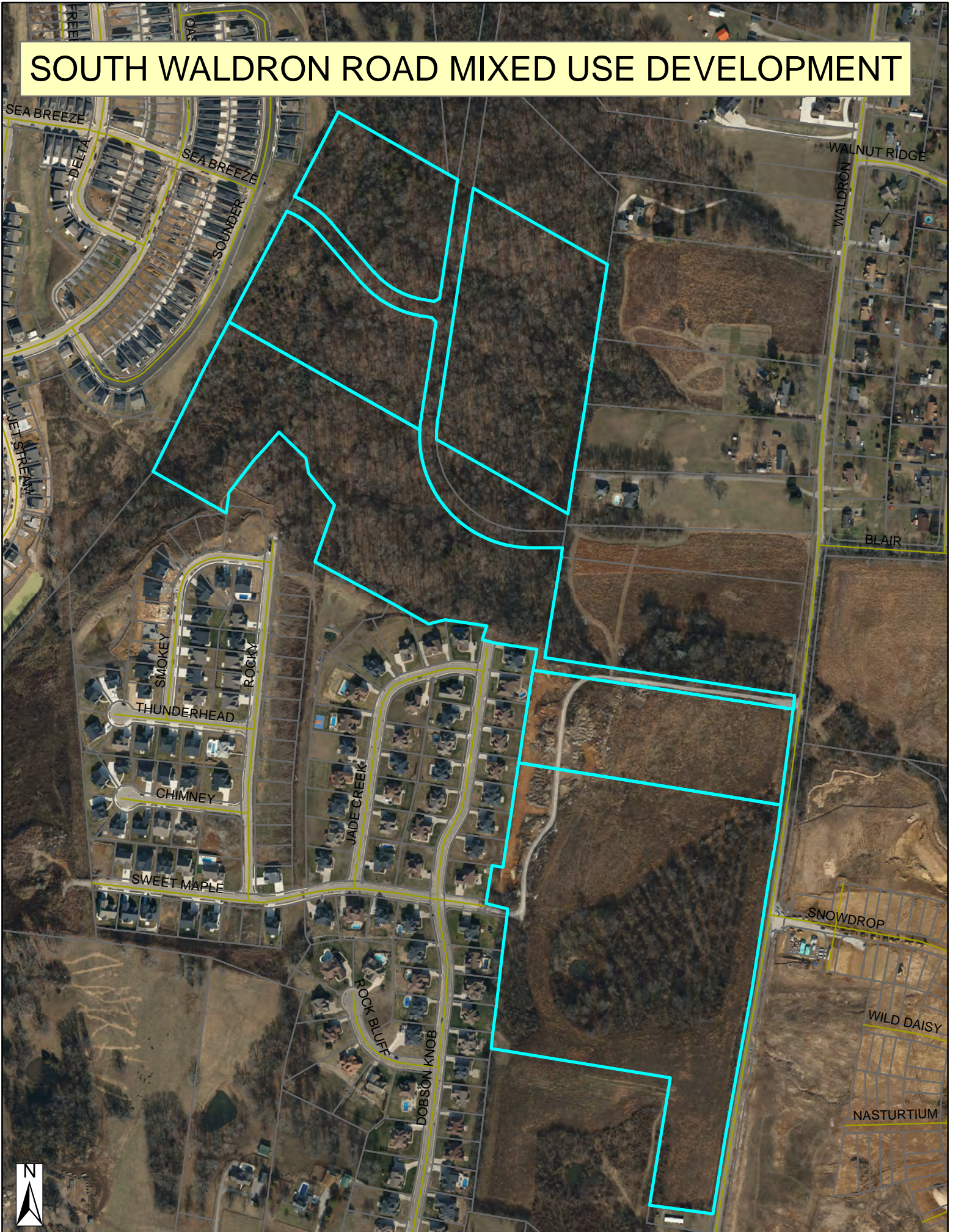
Background Information:

Other Comments:

SOUTH WALDRON ROAD MIXED USE DEVELOPMENT



SOUTH WALDRON ROAD MIXED USE DEVELOPMENT









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

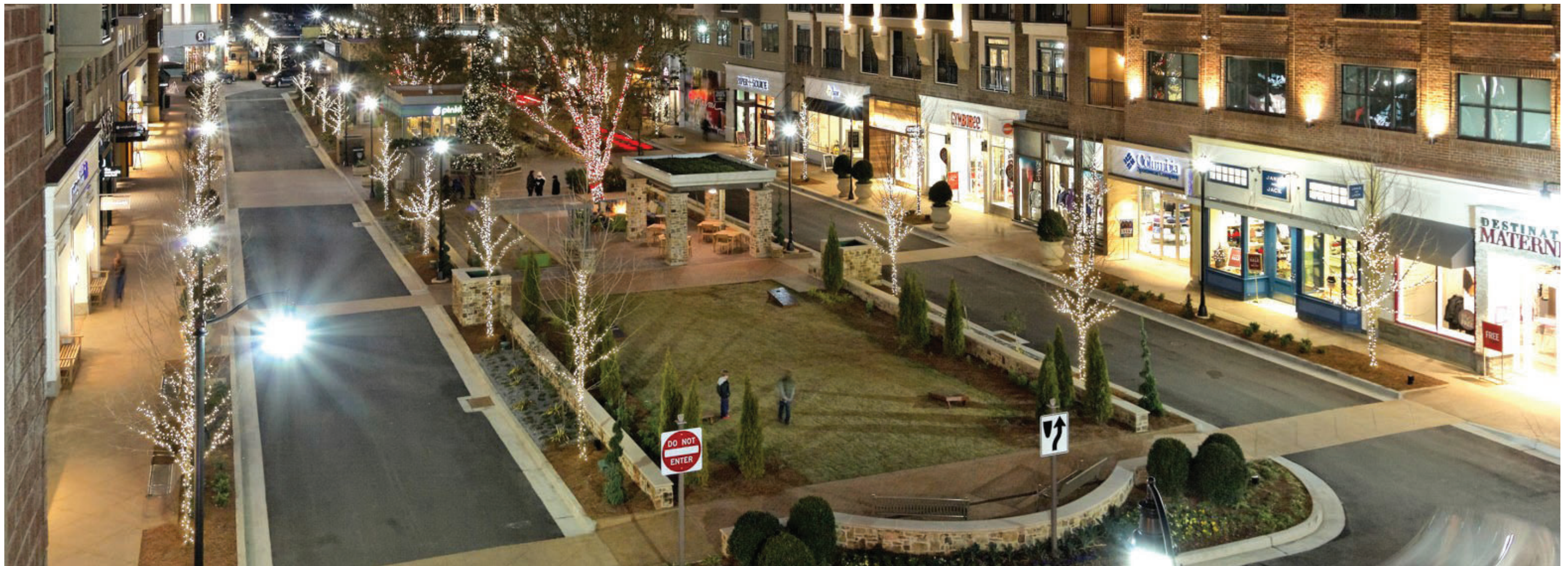


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PROJECT VISION

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.

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.



OVERALL SITE PLAN



2 site perspective - nw quadrant - looking northwest

3 site perspective - overall masterplan looking southeast

revisions

date: 03.17.2025
 project no.: c25010.00

conceptual site masterplan - northwest quadrant

a002

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NORTHERN PARCEL | ENLARGED SITE PLAN



typical townhouse unit

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



1 northwest quadrant - building elevation key



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



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 style 'c'

- perspective looking southwest

building #13 | style 'd'

- (24) one bed units



building style 'd'

- plan west building elevation



building style 'd'

- perspective looking south

central amenity center

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



central amenity center

- street side elevation



central amenity center

- view looking plan south



central amenity center

- view looking plan southeast

revisions

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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						Townhomes	
	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%		
	Total Gross SF	147,600.00	163,440.00	17,520.00	328,560.00		
	Total Net SF	132,840.00	149,760.00	16,080.00	298,680.00		
						Average Unit SF	
						977.86	
						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

OPEN SPACE



OPEN SPACE EXHIBIT

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

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.

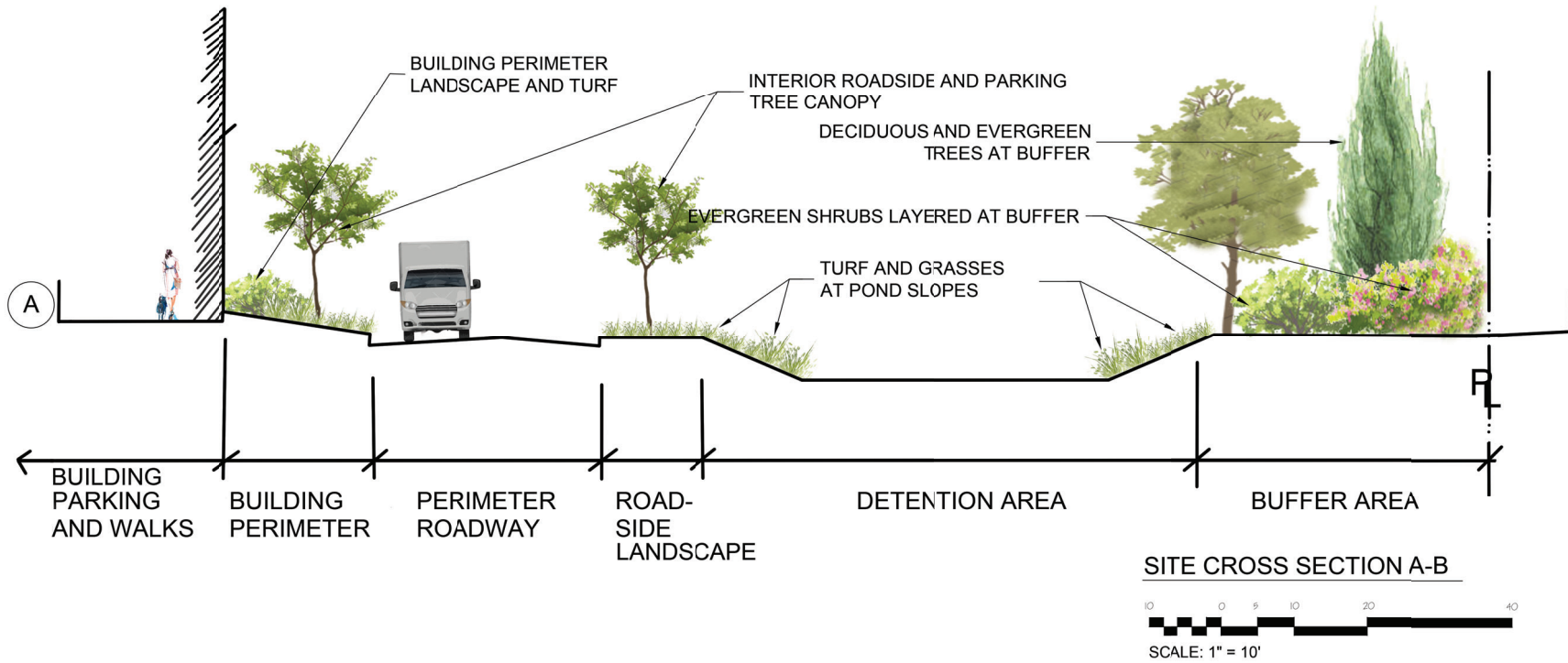
Buffer zone will serve multiple functions:

- 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.

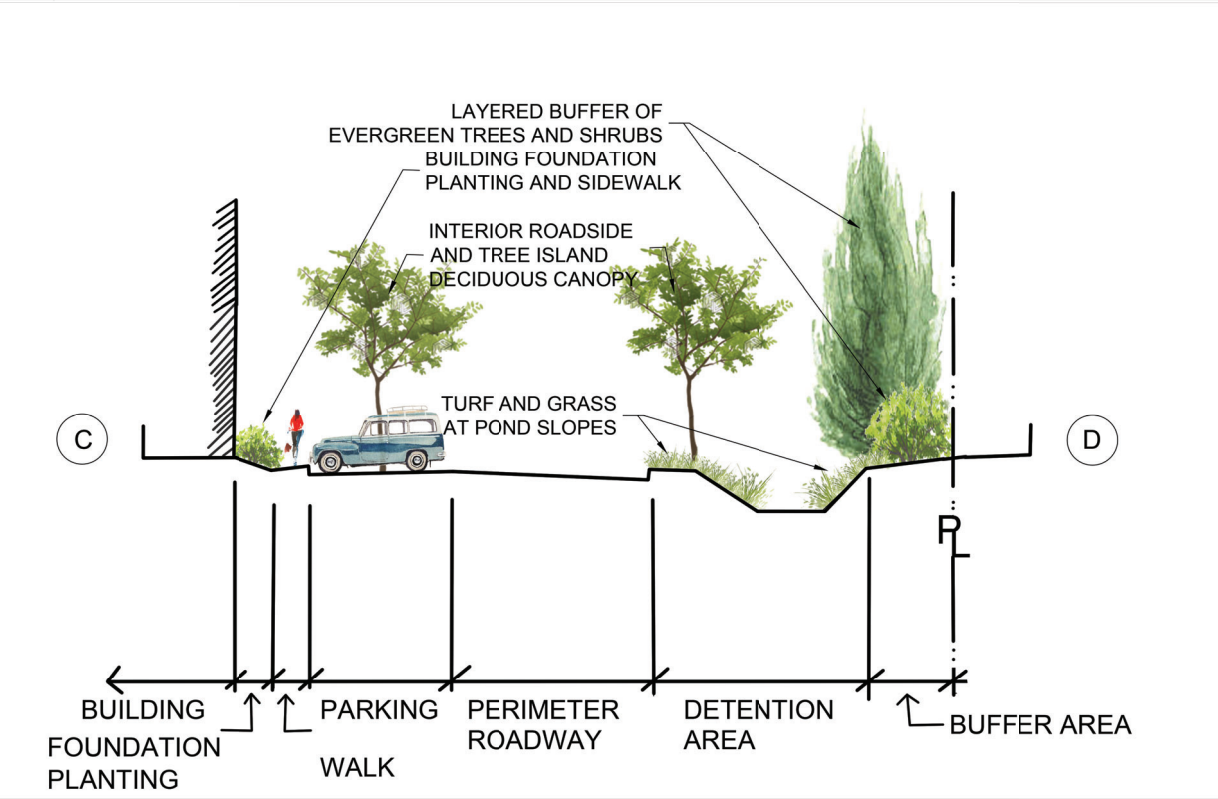
Implementation Strategies

- 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 transitional buffers meeting all requirements of a Transitional Screening 2 per the Zoning Ordinance Section 3.130
- 50 Foot transitional 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.



SITE CROSS SECTION A-B



SITE CROSS SECTION C-D



RESIDENTIAL BUFFER ZONE EXHIBIT

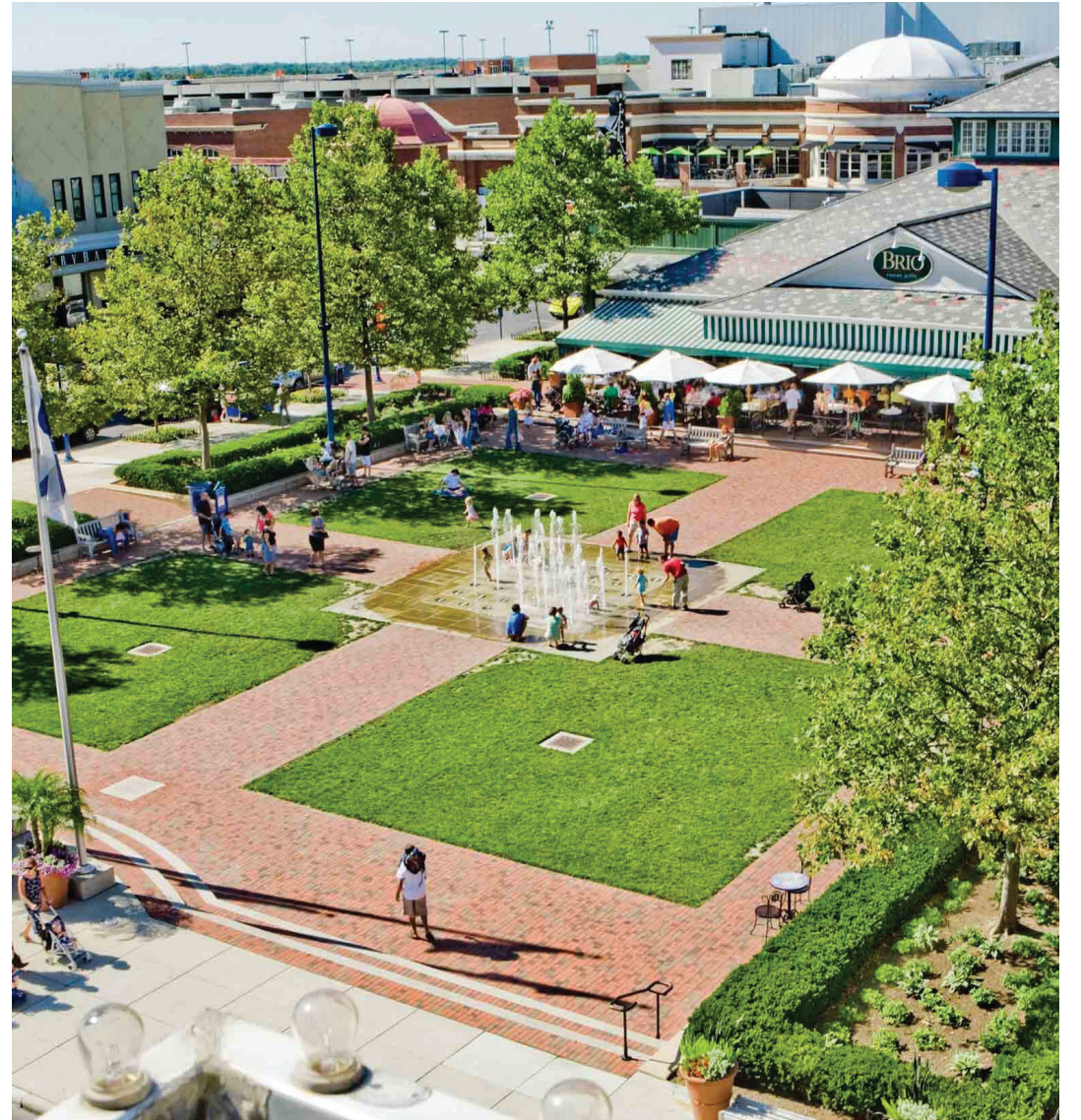
BUILDING TYPOLOGY

COMMERCIAL / MIXED USE DISTRICT



BUILDING TYPOLOGY

AMENITY AREAS VISION IMAGERY



BUILDING TYPOLOGY

RESIDENTIAL VISION IMAGERY



BUILDING TYPOLOGY

MEDICAL, OFFICE, AND FIRE HALL VISION IMAGERY

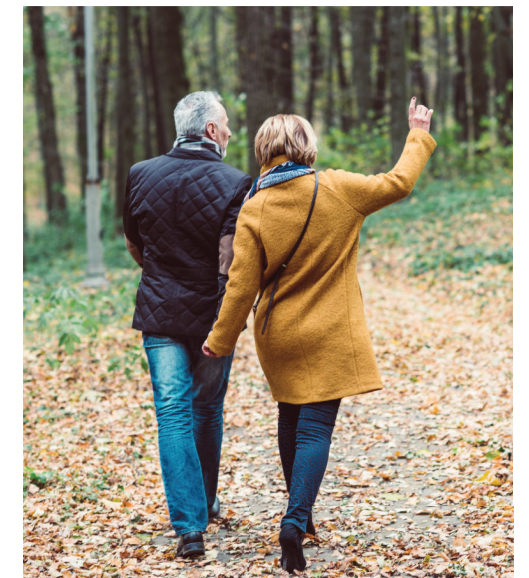


PEDESTRIAN-FOCUSED VISION

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

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

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
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	

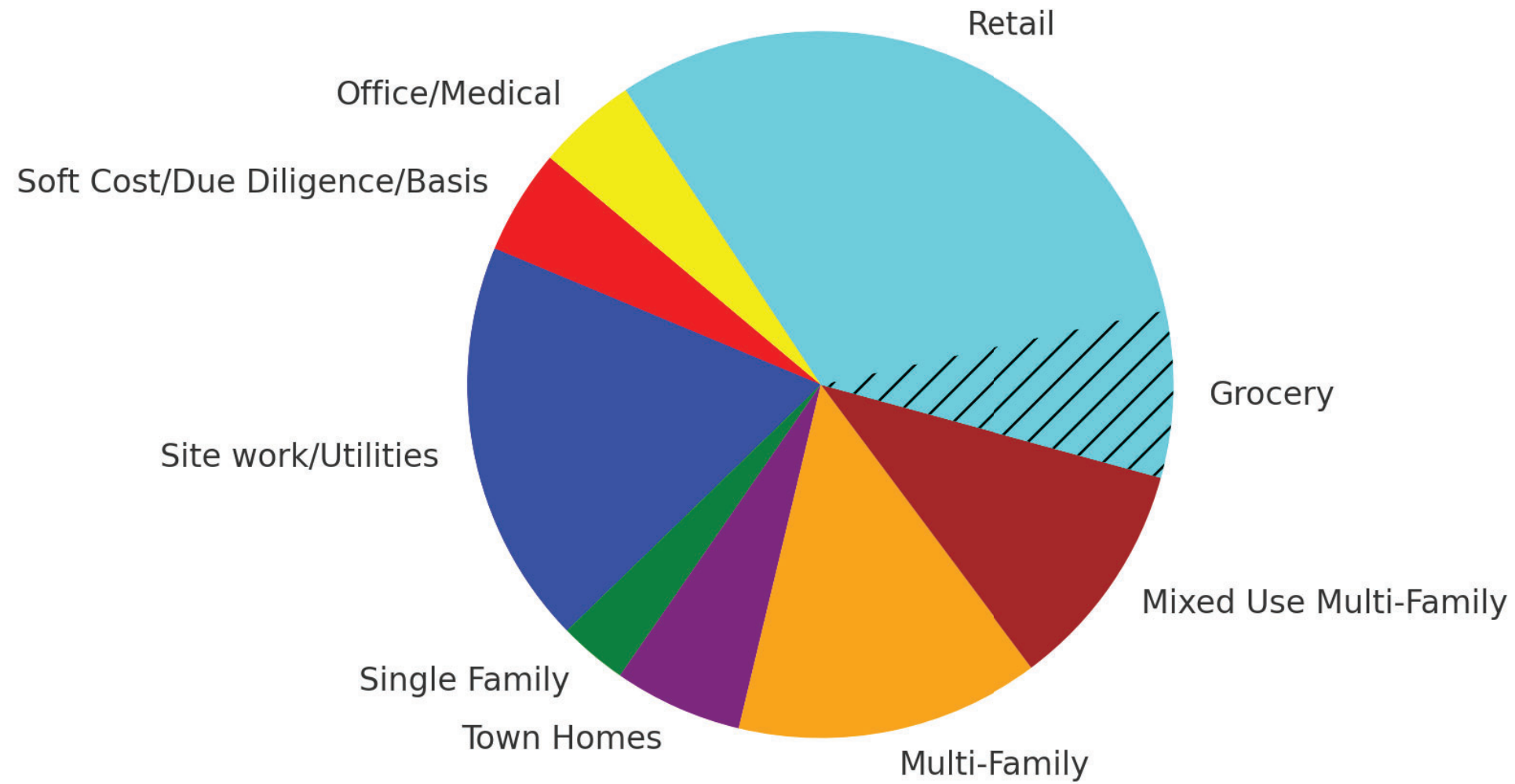
* Bold indicates reappraisal year where a 4% increase in value is assumed.

**Discount Rate of NPV Calculation is 6%



DEVELOPMENT INVESTMENT

COST IMPACT DISTRIBUTION



\$243,560,000
TOTAL COSTS



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

DESSERTS

- 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



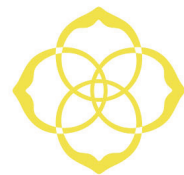
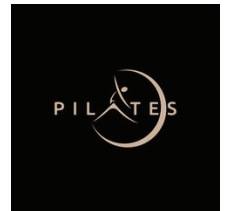
fab'rik



escape
day spa + salon

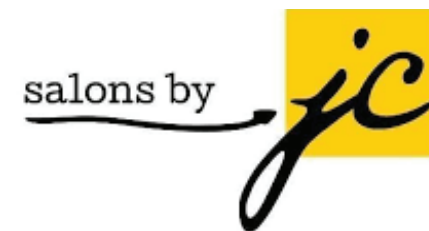


SEPHORA



KENDRA
SCOTT

ELAN
SKIN



PAUL MITCHELL

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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.



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 exemplified 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 vehicle repair, maintenance 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 hotel's services) and delivery, aircraft dealers, boat dealers, recreational 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 vehicle 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 Dispensary and/or Marijuana Paraphernalia
- Beer & Tobacco Store (but specifically 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

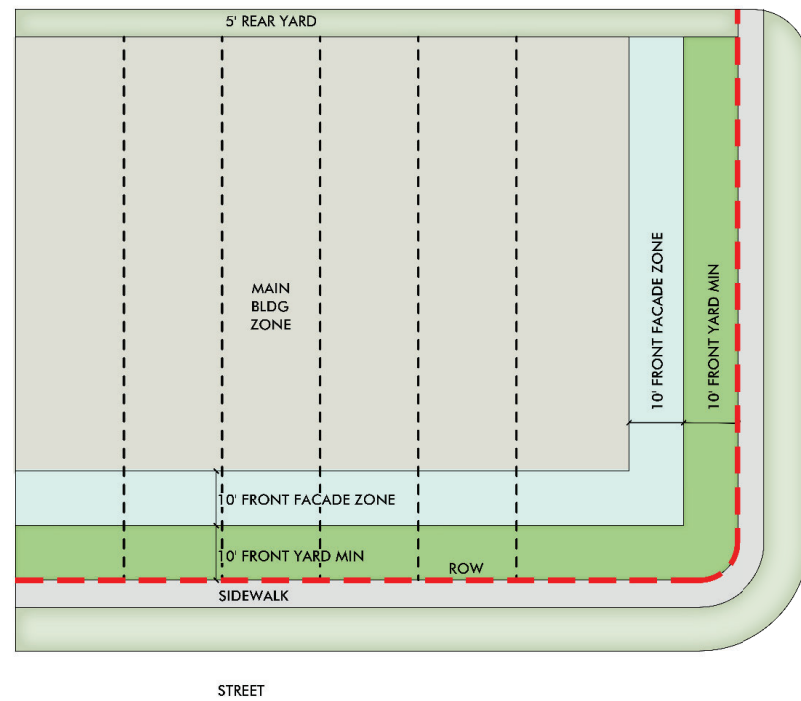
EXTERIOR SIDING MATERIALS

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

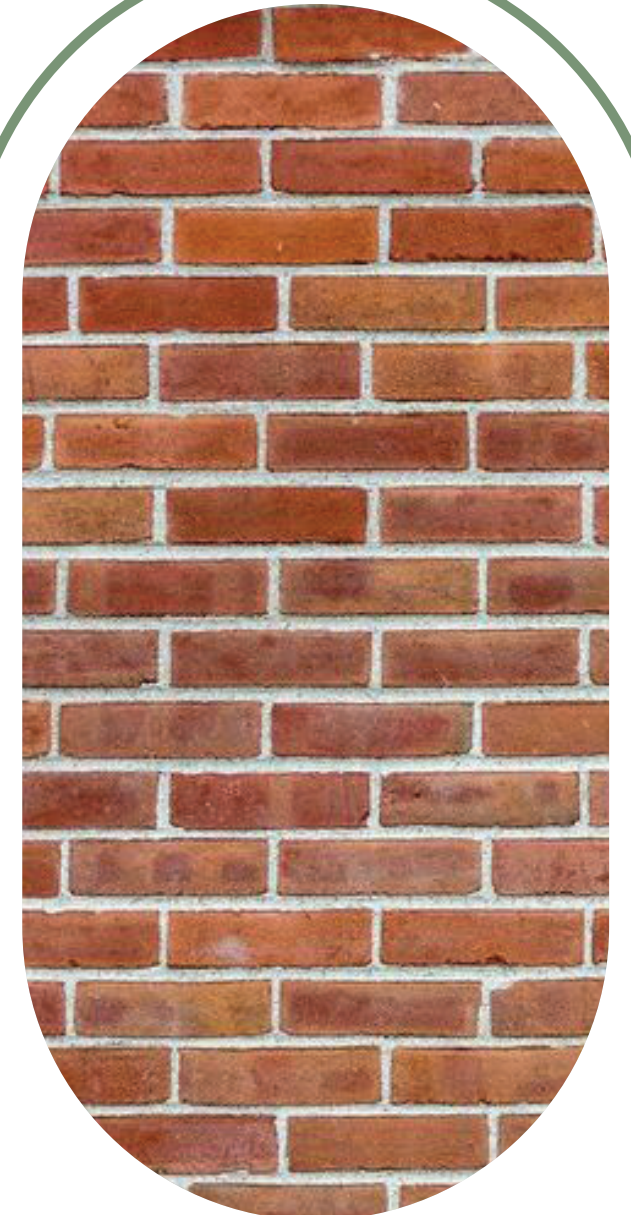
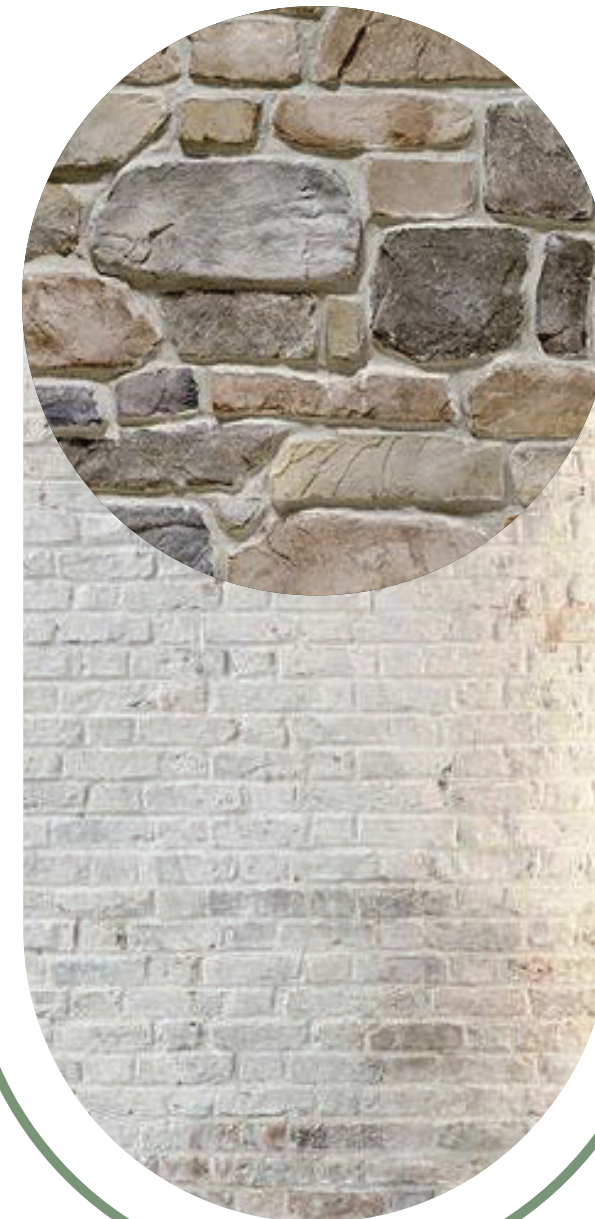
EXTERIOR COLORS

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

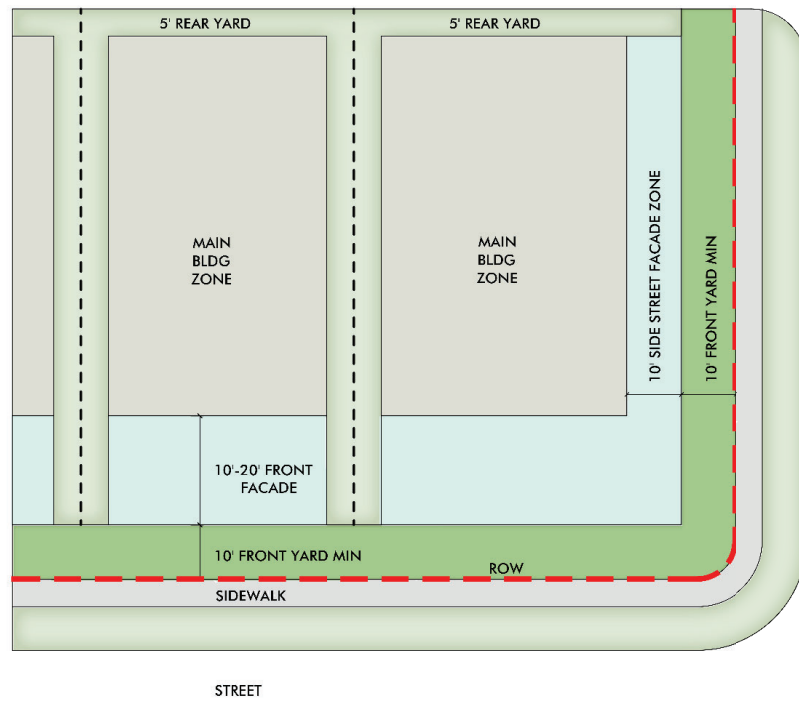
EXTERIOR SIDING MATERIALS

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

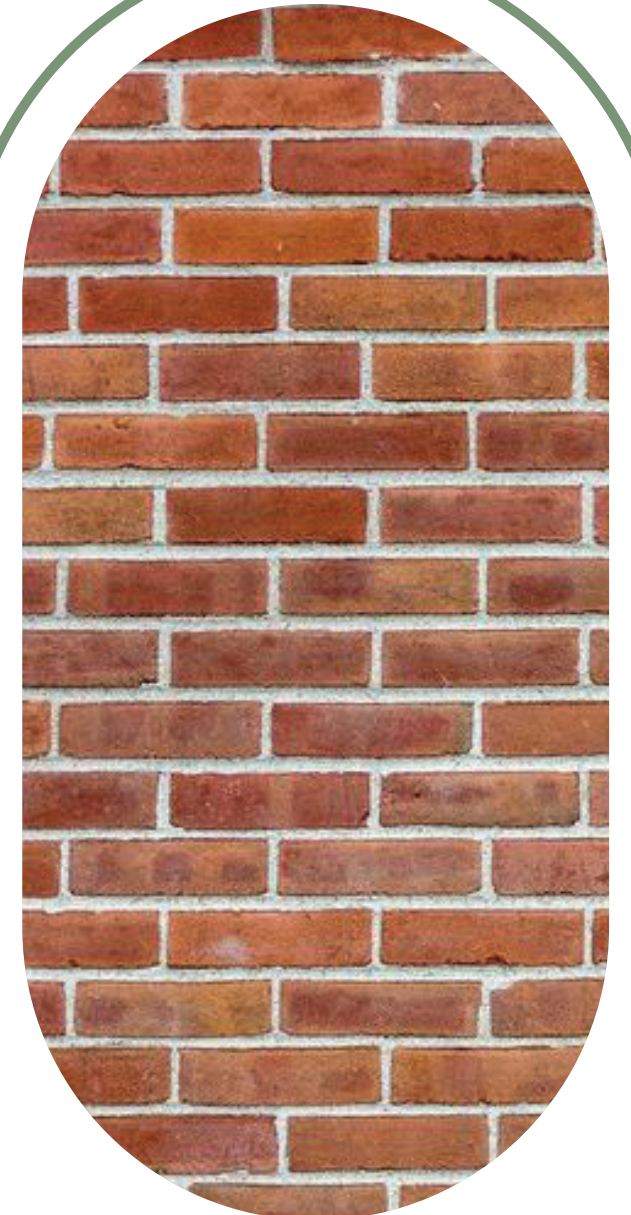
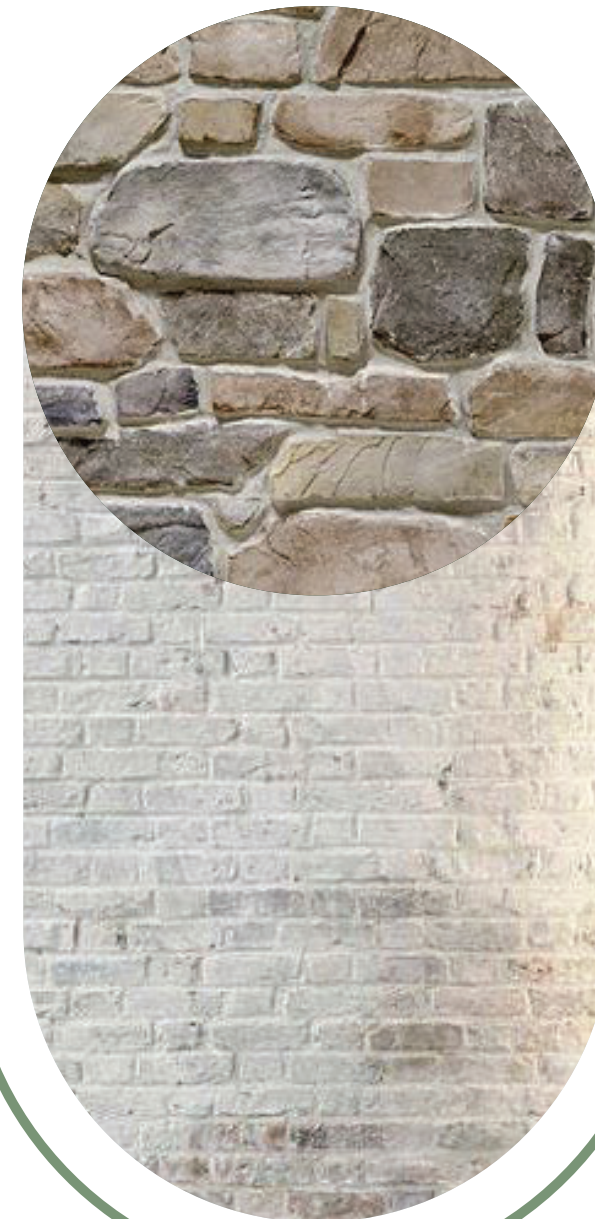
EXTERIOR COLORS

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:

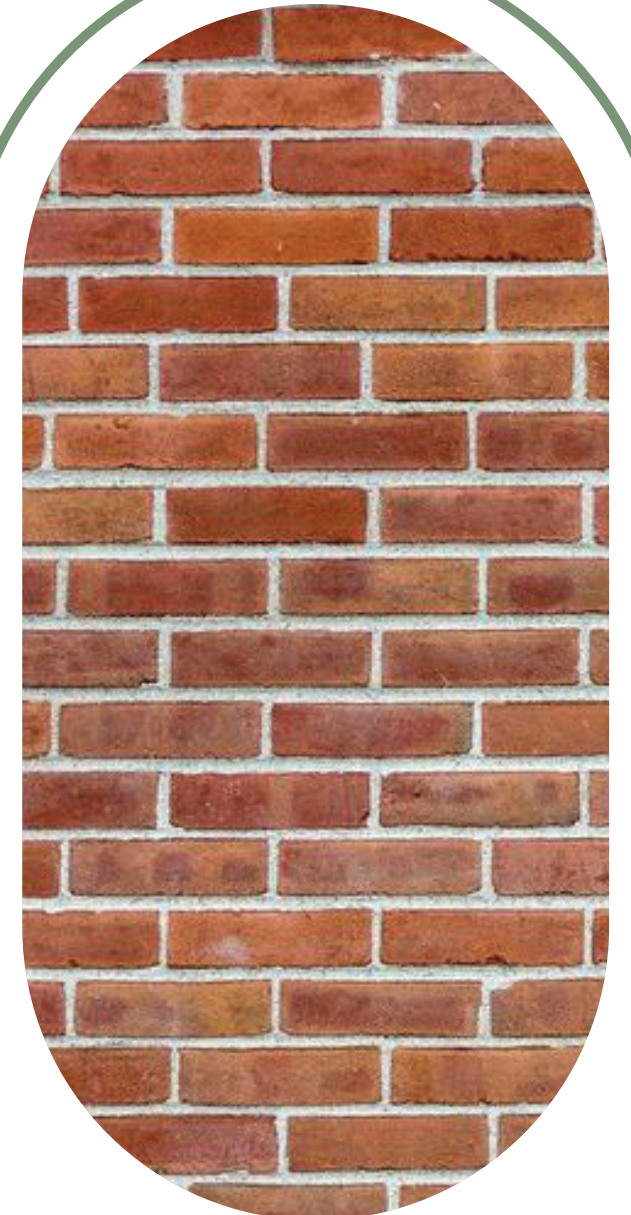
- All architectural building design shall follow the La Vergne City Zoning and Design Ordinance
- Roof cornices shall create shadow lines
- Clock tower and Roof features such as Gables and Tower Features shall be provided at main corner elements
- Symmetrical building heights and roof features may be 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

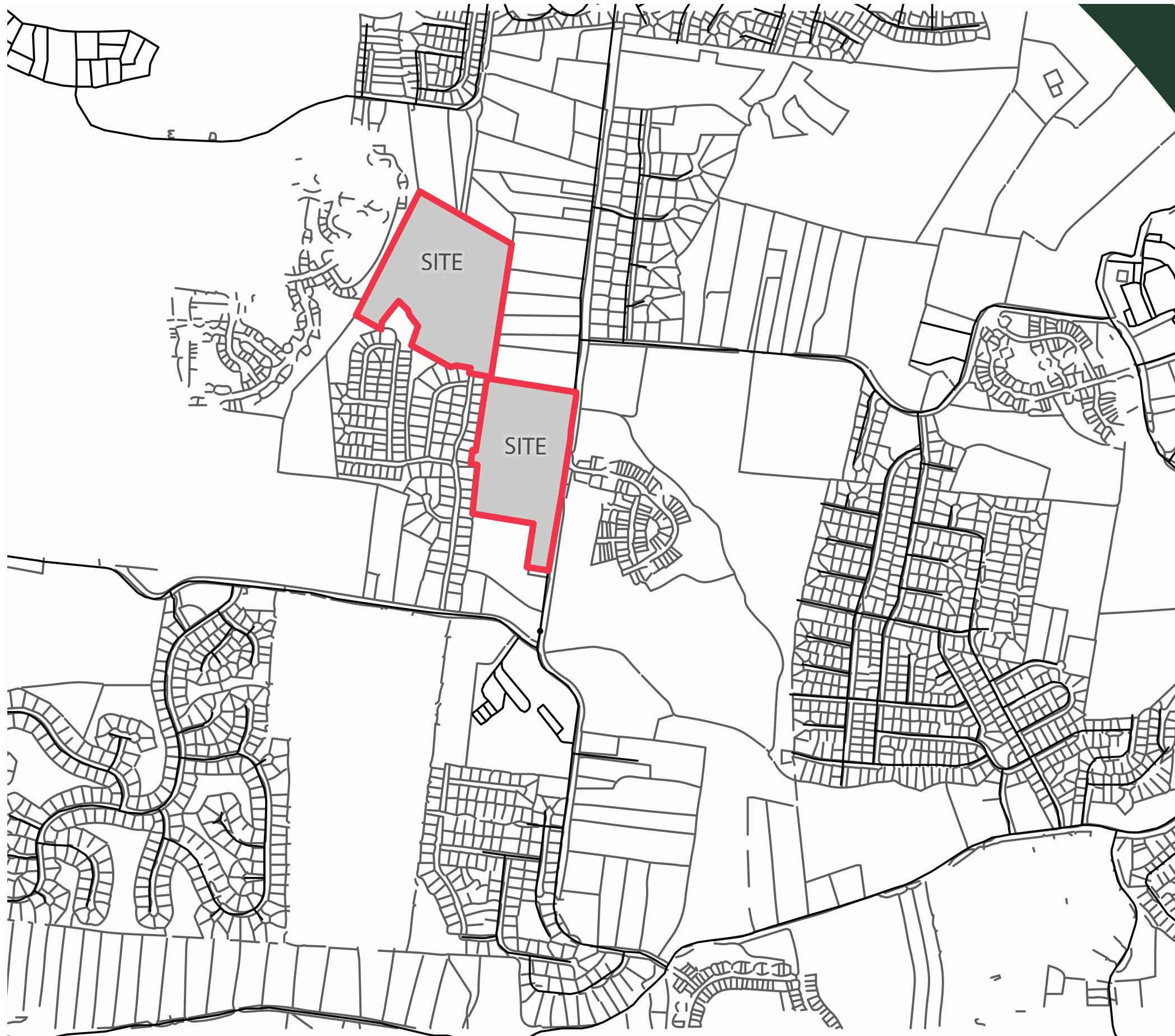
ROOF AND PARAPET:

- 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		Household Summary	
2010 Total Population	32,888	2010 Households	11,049
2020 Total Population	38,719	2010 Average Household Size	2.98
2023 Total Population	40,760	2020 Total Households	12,472
2028 Total Population	43,518	2020 Average Household Size	3.10
2023-2028 Annual Rate	1.32%	2023 Households	13,170
2023-2028 Total Growth	6.60%	2023 Average Household Size	3.09
2020 Group Quarters	61	2028 Households	14,095
2023 Group Quarters	61	2028 Average Household Size	3.08
2023 Total Daytime Population	37,307	2023-2028 Annual Rate	1.37%
Workers	17,469	2010 Families	8,523
Residents	19,838	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%
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%		

NEIGHBORHOODS

- McFarlin Pointe
- The Ridge
- Pinnacle Point
- Ivy Point
- Woodsong
- Carothers Crossing
- Walnut Ridge Estates
- La Vergne Mobile Home Park
- Potts Crossing
- The Vineyards
- Arbor Ridge
- Site



SUBDIVISION MAP

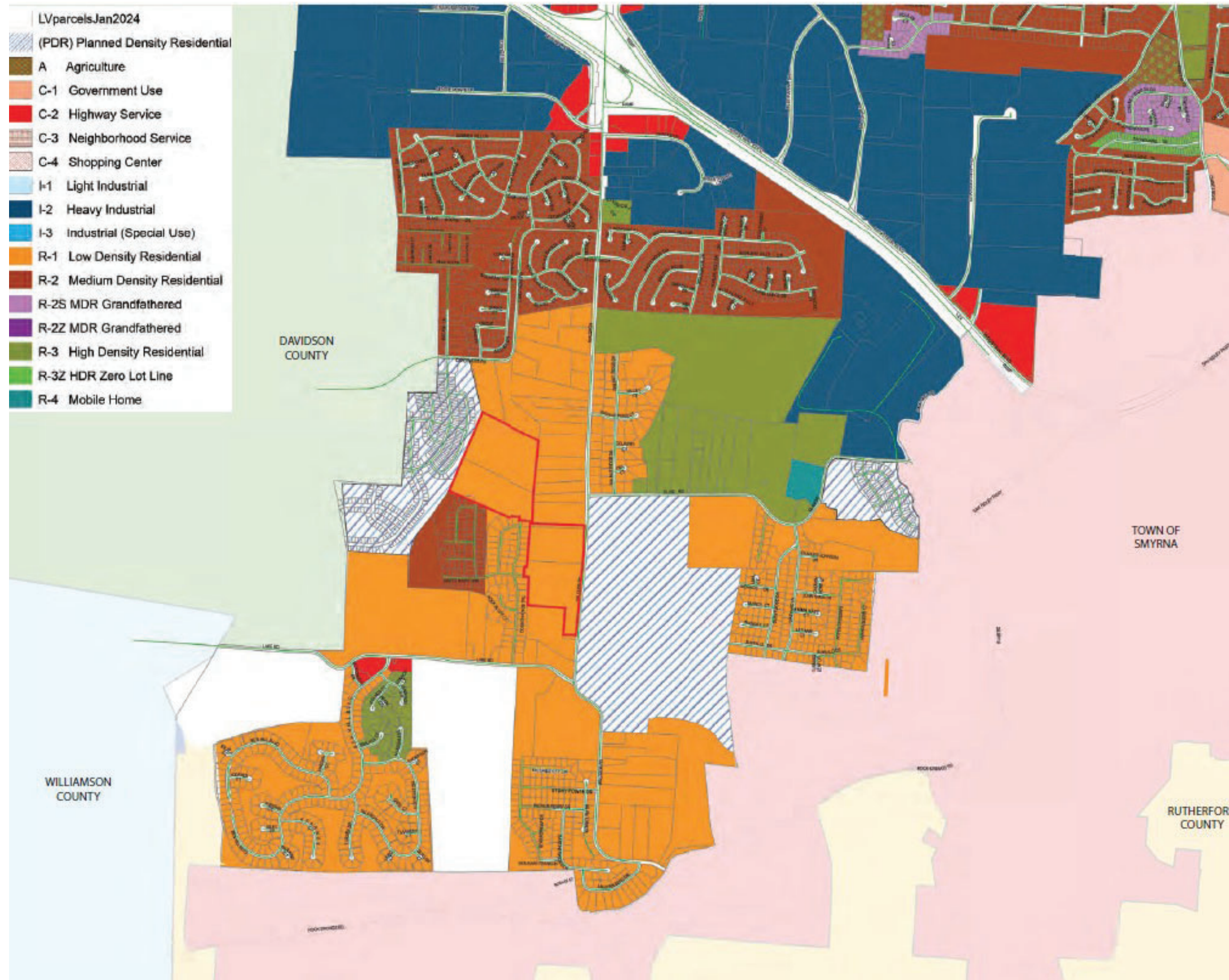
EXISTING SUBDIVISIONS

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 development 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.

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.

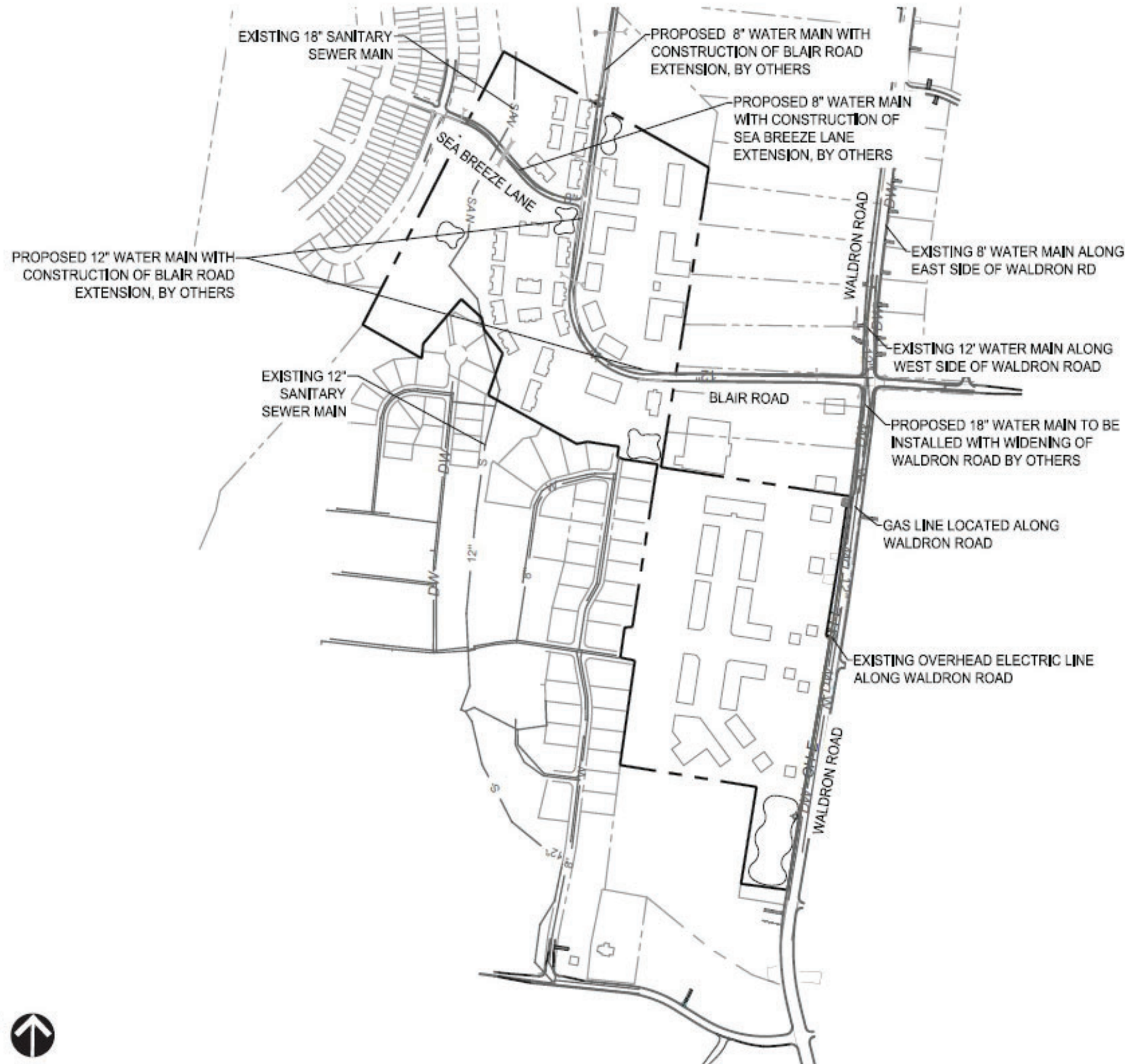
Proximity to Planned Development Residential (PDR) Areas:

- 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.

EXISTING ZONING MAP - CITY OF LA VERGNE

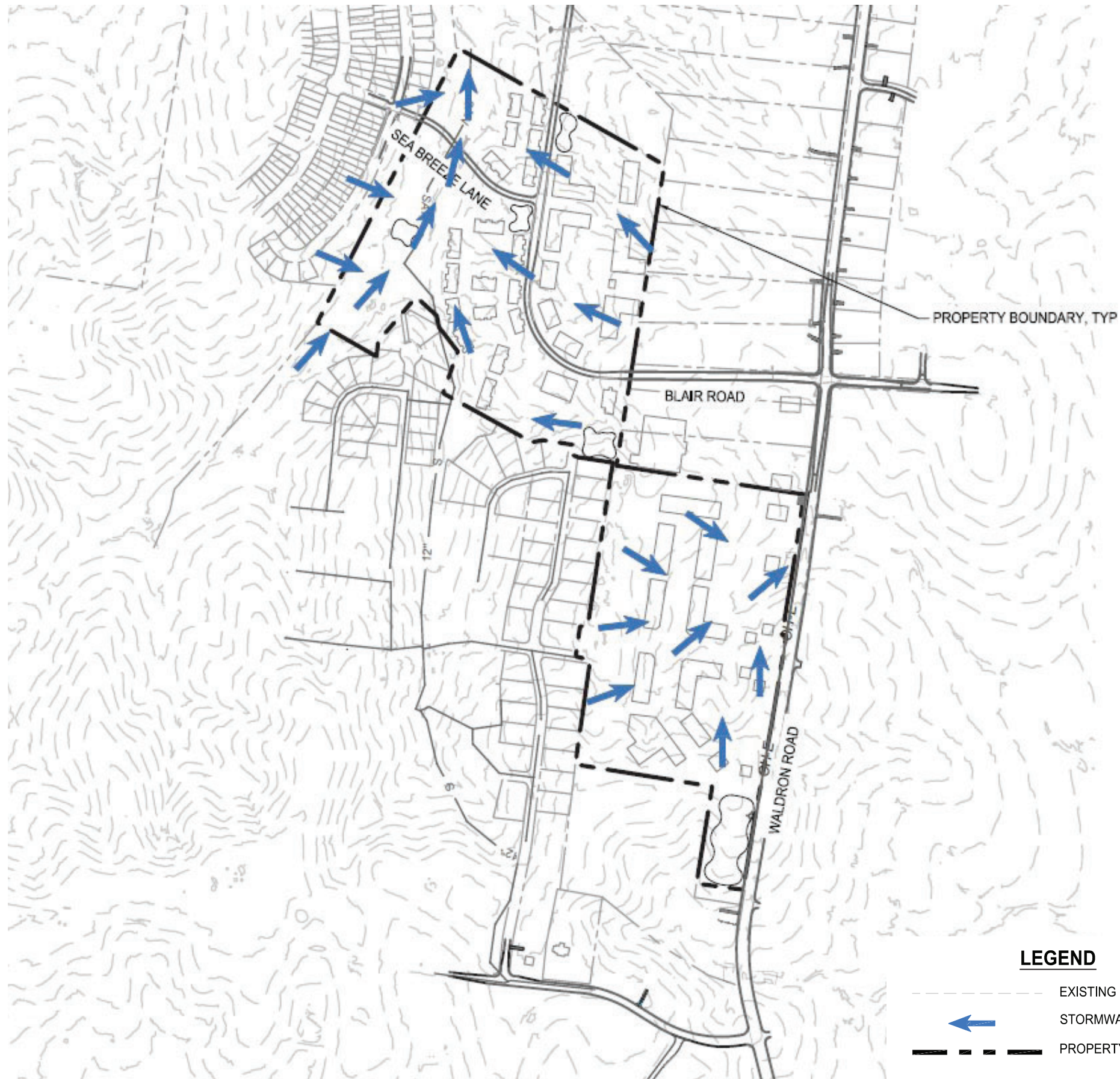
SITE UTILITIES



- 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.



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 Hurricane Creek, which runs south to north. The southern portion of the project drains west to east and south to north.
- This property does not lie within any floodplain areas and is fully within Zone "X" as shown on panel 47149C0105J, EFF. 5/9/2023.

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



GRAPHIC SCALE Page 50 of 54

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 NASHVILLE, TENNESSEE 37215
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Friday, March 21, 2025
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FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
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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.

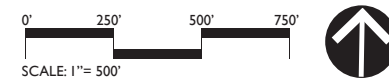
These design and site work elements come together to create a visually appealing, functional, and community-oriented development that enhances the local architectural landscape while supporting businesses and community interaction.

Line #	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'

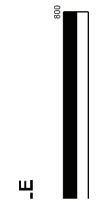
Line #	Direction	Length
L11	N08°40'47"E	100.02'
L12	N10°34'07"E	24.56'
L13	N10°34'07"E	75.13'
L14	N81°21'20"W	152.03'
L15	N75°21'15"W	50.00'
L16	N19°38'48"E	30.73'
L17	N81°21'20"W	152.82'
L18	S75°52'06"W	62.10'
L19	N69°00'51"W	103.94'
L20	N61°35'37"W	57.19'

Line #	Direction	Length
L21	N19°12'06"E	217.46'
L22	N38°56'35"W	148.60'
L23	N11°21'07"W	54.67'
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 #	Radius	Length	Chord Direction	Chord Length
C1	250.00'	21.82'	N17°08'47"E	21.81'



SITE SURVEY



SITE SURVEY



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