

## **AGENDA**

La Vergne Board of Zoning Appeals  
May 27, 2025 at 5:30 PM

- Call meeting to order.
- Determine quorum.

### **ORDER OF BUSINESS**

1. Approve Minutes: April 29, 2025 Meeting.

### **NEW BUSINESS**

2. Request for a Special Exception to Allow a Transfer Station and Future Metal Recycling, Property located at 151 Jefferson Pike (Tax Map 18K, Group B, Parcel 25.01). I-3 (Special Use) Zoning District. Property owned by Recycling Partners Land Company, LLC.

### **ADJOURN**

## **MINUTES OF THE REGULAR MEETING OF THE BOARD OF ZONING APPEALS OF THE CITY OF LA VERGNE, TENNESSEE ON APRIL 29, 2025 IN LA VERGNE CITY HALL, LA VERGNE, TENNESSEE**

The La Vergne Board of Zoning Appeals met in a regular meeting on April 29, 2025 in La Vergne City Hall starting at 5:41 p.m. The meeting was called to order by Chairman Graeme Coates.

### **Members Present**

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

### **Staff Members Present**

Staff members present: City Attorney Katie Driver, Executive Assistant Juliet Williams, Assistant City Administrator Kyle Brown, Planning Director Bo Logan, Engineering Technician Jake Blair, Codes Director Joe White, Engineering Director Gary Lide, and Media Services, Jerry Davenport.

### **ORDER OF BUSINESS**

#### **1. Approve Minutes: March 25, 2025 Meeting**

A motion, made by Charlie Jones , seconded by Justin Greer , to approve the minutes of the March 25, 2025 Meeting, was adopted with all voting AYE.

### **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.**

Mr. Logan gave his report.

Mr. Land Deleot, Equitable Property Company, 3201 Trevor St, Nashville, was sworn in. Chairman Coates asked about the materials. Mr. Deleot stated they would use brick, hardy board, and asphalt shingles. He stated that there would be more brick.

Mr. Greer asked if this was for all the buildings. Mr. Deleot stated Yes.

A motion, made by Charles Jones , seconded by Terrence Smith, to approve the height variance request, was approved with all voting AYE.

**ADJOURNMENT**

There being no further business to come before this meeting, Chairman Coates declared the meeting adjourned at 5:47 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
City Recorder

Approved: \_\_\_\_\_



# 151 Jefferson Pike



# 151 Jefferson Pike









SCRAP METAL RECYCLING  
DUMPSTER RENTALS  
793-4300  
www.scrapmetalrecycling.com

USED  
PARTS



# 151 JEFFERSON PIKE, LA VERGNE, TN 37086

## TRANSFER STATION

### FOR WASTE PRO

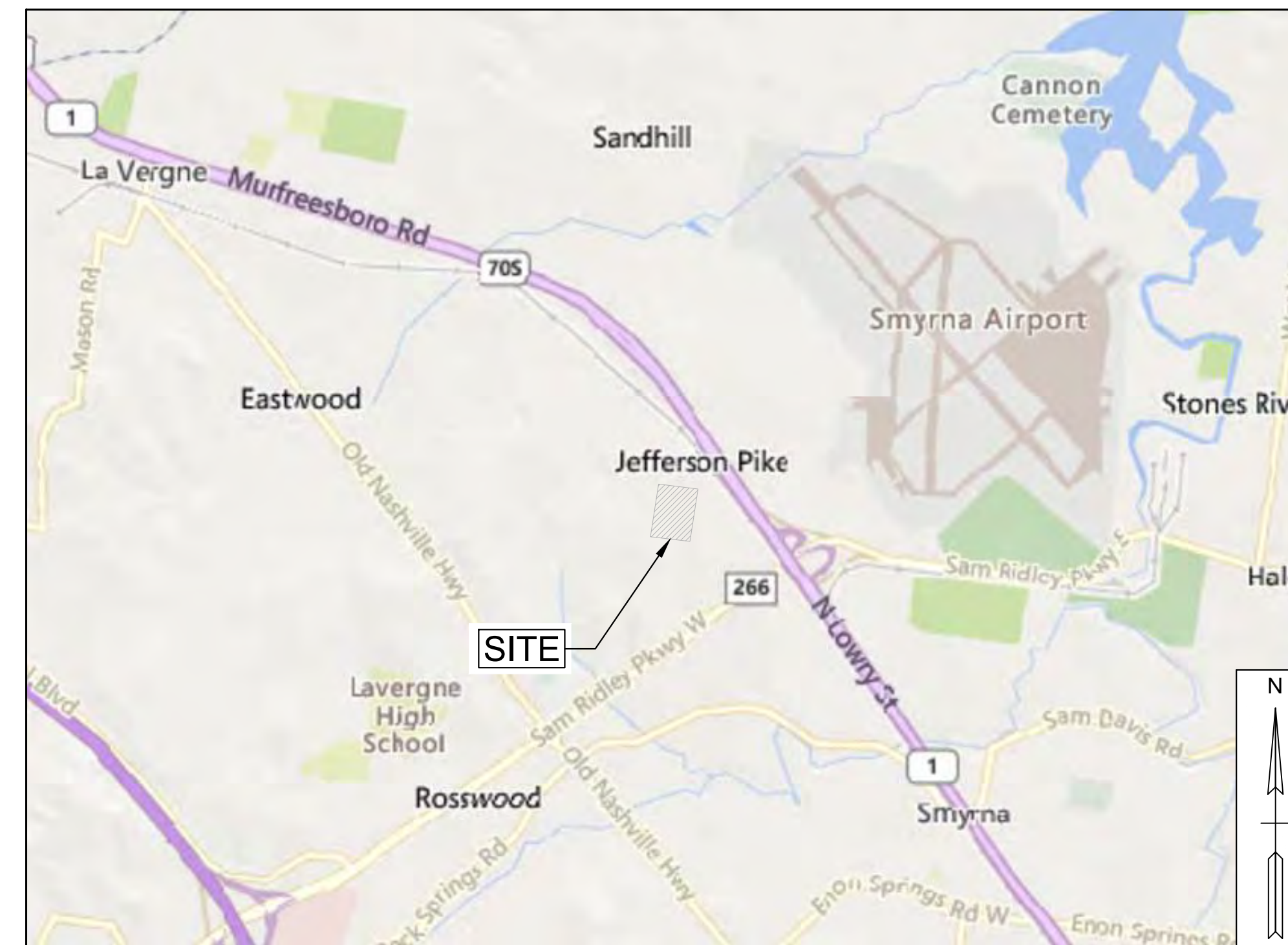
### GENERAL NOTES

1. PROPERTY BOUNDARIES ARE SHOWN FOR REFERENCE PURPOSES ONLY. LINES ARE TAKEN FROM RUTHERFORD COUNTY'S GIS.
2. EXISTING GROUND TOPOGRAPHICAL CONTOURS SHOWN WERE TAKEN FROM TENNESSEE USGS LIDAR, EFFECTIVE DATE 2018.

### CONTACTS

**OWNER**  
WASTE PRO  
91 POLK AVENUE  
NASHVILLE, TN 31720

**DESIGN PROFESSIONAL**  
BARGE DESIGN SOLUTIONS  
615 3RD AVENUE SOUTH | SUITE 700  
NASHVILLE, TN 37210  
CONTACT: JASON REPSHER  
OFFICE: 615.252.4481



### VICINITY MAP

NOT TO SCALE

### INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
C1	COVER SHEET
C2	FACILITY SITE PLAN
C3	FACILITY LAYOUT
C4	DETAILS
C5	WB-62 TURNING MOVEMENT
C6	SU-30 TURNING MOVEMENT
C7	SITE MAP
L1	LANDSCAPE PLAN

### PROJECT INFORMATION

**PROJECT NAME** TRANSFER STATION  
**PARCEL ID** 018K-B-025.01-000  
**ADDRESS** 151 JEFFERSON PIKE, LA VERGNE, TN 37086

151 JEFFERSON PIKE, LA VERGNE, TN 37086  
**TRANSFER STATION**  
FOR WASTE PRO



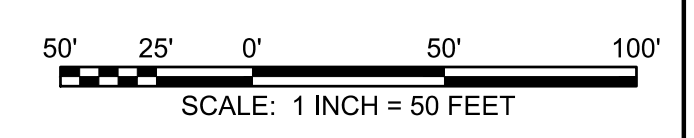
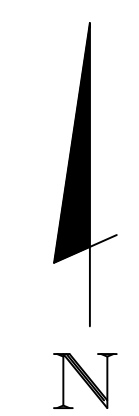
SITE DATA TABLE	
PROPERTY INFO	
ADDRESS	151 JEFFERSON PIKE, LA VERGNE, TN 37086
PARCEL ID	018K-B-025.01-000
SITE AREA	14.93 ACRES
OWNER	WASTE PRO
ZONING INFO	
ZONING	I-3 INDUSTRIAL (SPECIAL USE)
PROJECT INFO	
EXISTING USE	CURRENTLY OCCUPIED BY RECYCLING PARTNERS, LLC AS A PERMITTED INDUSTRIAL SCRAP METAL RECYCLING FACILITY
PROPOSED USE	TRANSFER STATION
BUILDINGS	EXISTING A - 13,665 SF EXISTING B - 5,128 SF EXISTING TO BE DEMOLISHED - 3,950 SF PROPOSED C - 26,041 SF
LAND USE	PERMITTED WASTE BOUNDARY - 9.93 ACRES
FLOOR AREA RATIO (FAR)	EXISTING - 0.03 PROPOSED - 0.07
PARKING	ACTUAL: 25 SPACES EXISTING 25 SPACES PROPOSED

**LEGEND**

- PROPERTY LINE
- PERMITTED WASTE BOUNDARY
- PROPOSED WASTE BOUNDARY

**NOTES:**

- PROPERTY BOUNDARY FOR THE CURRENT SITE WAS TAKEN FROM ALTA SURVEY FOR RECYCLING PARTNERS LAND COMPANY, LLC. THE ALTA WAS PREPARED BY CARROLL LAND SURVEYING, DATED 3-26-2024. CARROLL LAND SURVEYING ADDRESS IS LISTED AS 495 EAST MAIN STREET, SUITE 1, HOHENWALD, TN 38462.
- ADJACENT PROPERTY BOUNDARIES ARE SHOWN FOR REFERENCE PURPOSES ONLY. LINES ARE TAKEN FROM RUTHERFORD COUNTY'S GIS.



PRELIMINARY  
NOT FOR  
CONSTRUCTION

SITE PLAN  
151 JEFFERSON PIKE  
RECYCLING PARTNERS  
LA VERGNE, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION
1	JMB	JMB	11/17/2023	

**C2**  
PROJ. NO. 38365-00

PRELIMINARY  
 FOR REZONING  
 PURPOSES

DATE

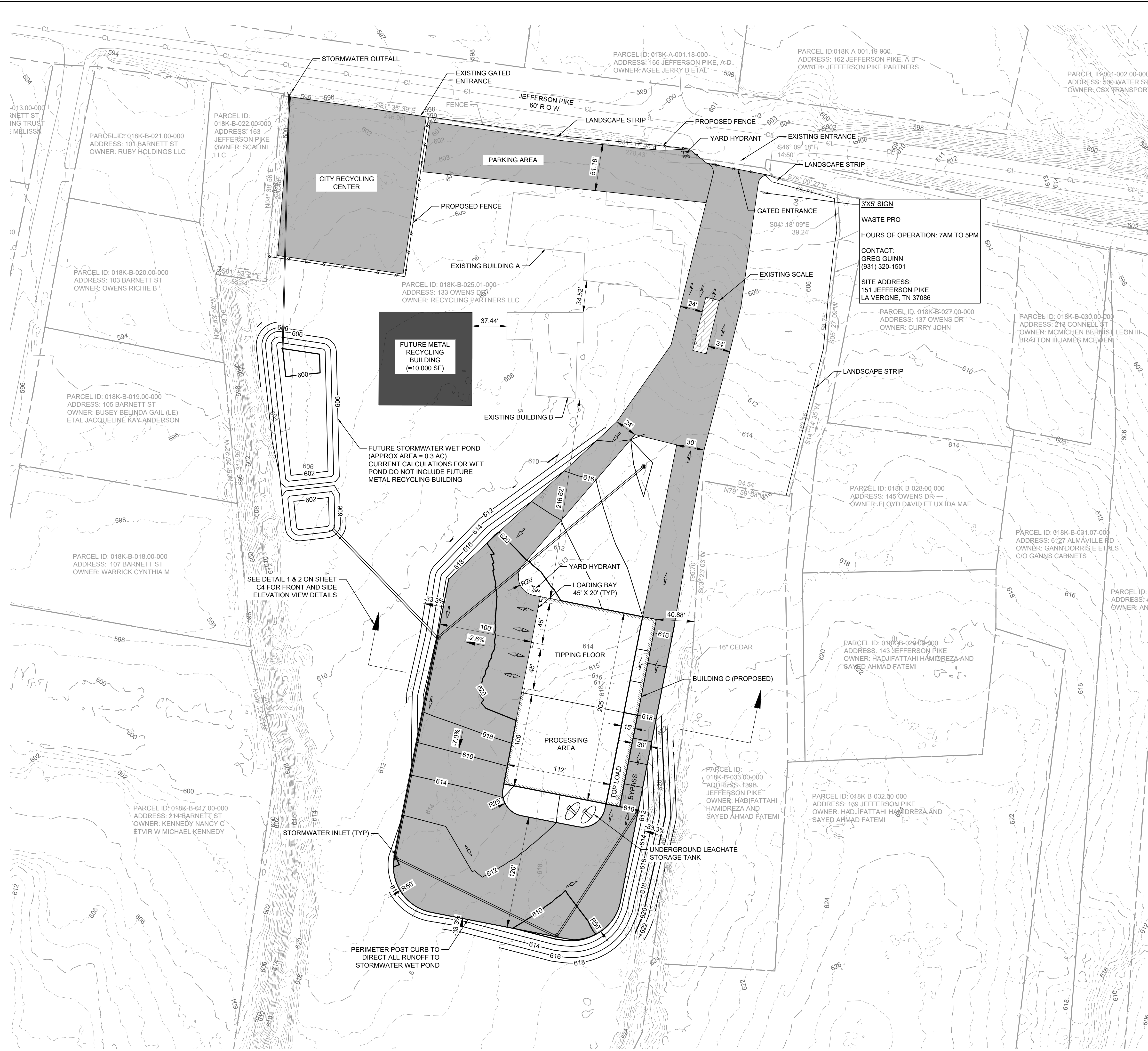
FACILITY LAYOUT

151 JEFFERSON PIKE  
 TRANSFER STATION FOR WASTE PRO

LA VERGNE, TENNESSEE

C3

PROJ. NO. 38375-00

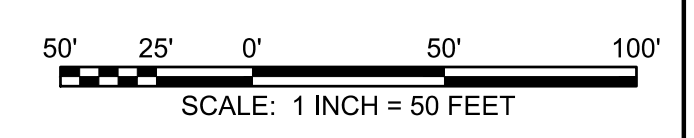
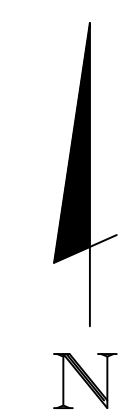


### LEGEND

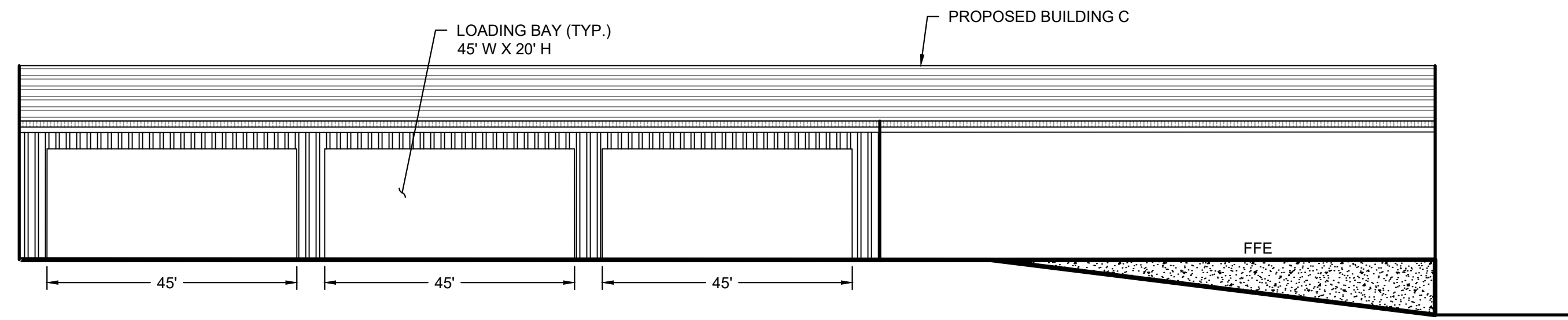
- PROPOSED**
- 620 MAJOR CONTOUR (10' INTERVAL)
  - MINOR CONTOUR (2' INTERVAL)
  - STORMWATER FLOW ARROW
  - TRAFFIC FLOW ARROW
  - STORMWATER PIPE
  - HEAVY DUTY ASPHALT
  - GRAVEL / ROCK
  - LEACHATE STORAGE TANK
  - YARD HYDRANT
  - FENCE
- EXISTING**
- PROPERTY LINE
  - MAJOR CONTOUR (10' INTERVAL)
  - MINOR CONTOUR (2' INTERVAL)

### NOTES:

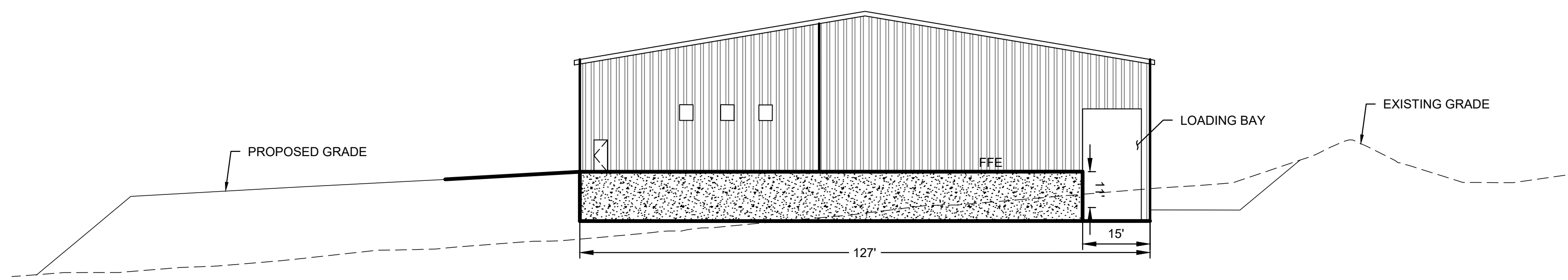
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- EXISTING GROUND TOPOGRAPHICAL CONTOURS SHOWN WERE TAKEN FROM TENNESSEE USGS LIDAR, EFFECTIVE DATE 2018.
- BUILDING C WILL BE USED AS A TIPPING FLOOR FOR WASTE RECEIVED.



REV.	DR.	CHK.	DATE	DESCRIPTION



**1 FRONT ELEVATION**  
C4 SCALE: N.T.S.



**2 SIDE ELEVATION**  
C4 SCALE: N.T.S.

PRELIMINARY  
FOR REZONING  
PURPOSES

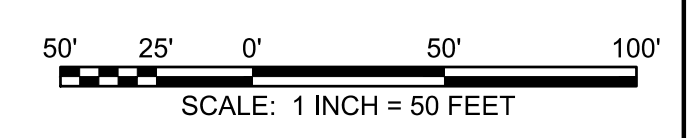
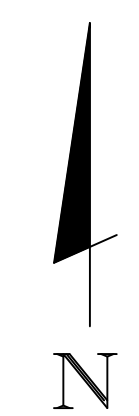
DATE

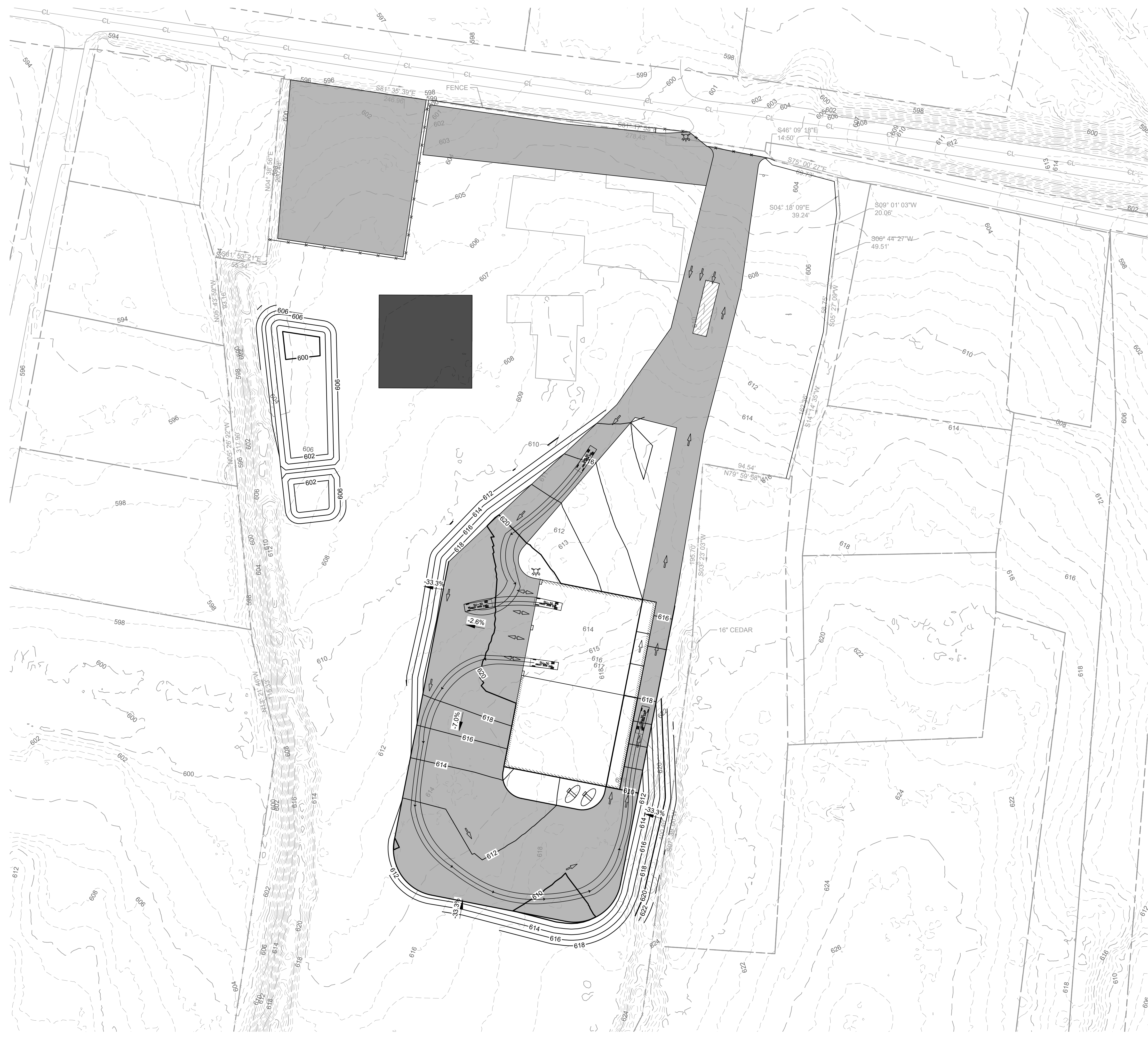
**DETAILS**

**151 JEFFERSON PIKE  
TRANSFER STATION FOR WASTE PRO  
LA VERGNE, TENNESSEE**

REVISION INFORMATION  
REV. | DR. | CHK. | DATE | DESCRIPTION

**C1.01**  
PROJ. NO. 38375-00





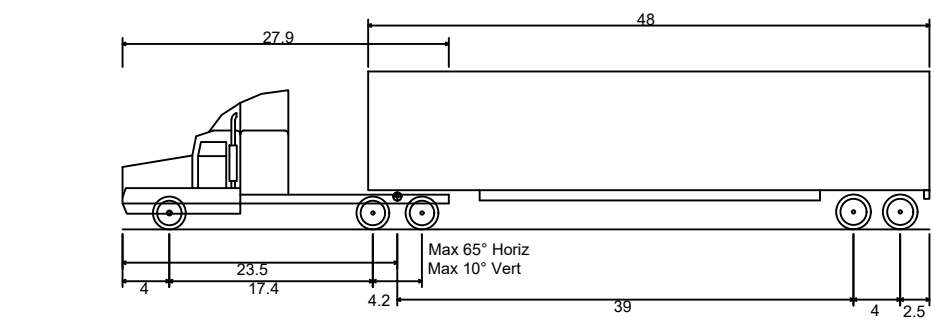
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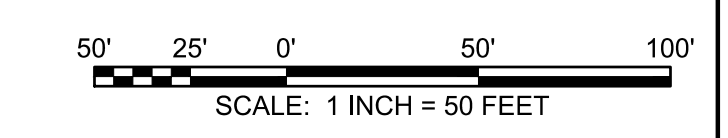
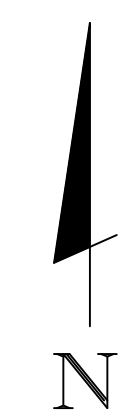
**LEGEND**

- PROPOSED**
- 620 — MAJOR CONTOUR (10' INTERVAL)
  - 620 — MINOR CONTOUR (2' INTERVAL)
  - STORMWATER FLOW ARROW
  - ↗ TRAFFIC FLOW ARROW
  - — — STORMWATER PIPE
  - — — HEAVY DUTY ASPHALT
  - — — GRAVEL / ROCK
  - LEACHATE STORAGE TANK
  - ⊕ YARD HYDRANT
  - \* — \* — FENCE
- EXISTING**
- - - - - PROPERTY LINE
  - 620 — MAJOR CONTOUR (10' INTERVAL)
  - 620 — MINOR CONTOUR (2' INTERVAL)

**DESIGN VEHICLE:**



WB-62 - Interstate Semi-Trailer	69.000ft
Overall Length	8.500ft
Overall Width	13.500ft
Overall Body Height	1.354ft
Min Body Ground Clearance	6.500ft
Max Track Width	6.00s
Lock-to-lock time	44.800ft
Curb to Curb Turning Radius	



PRELIMINARY  
 FOR REZONING  
 PURPOSES

DATE

WB-62 TURNING MOVEMENT

151 JEFFERSON PIKE  
 TRANSFER STATION FOR WASTE PRO  
 LA VERGNE, TENNESSEE

REV.	OR.	CHK.	DATE	REVISION INFORMATION	DESCRIPTION

**C5**

PROJ. NO. 38375-00

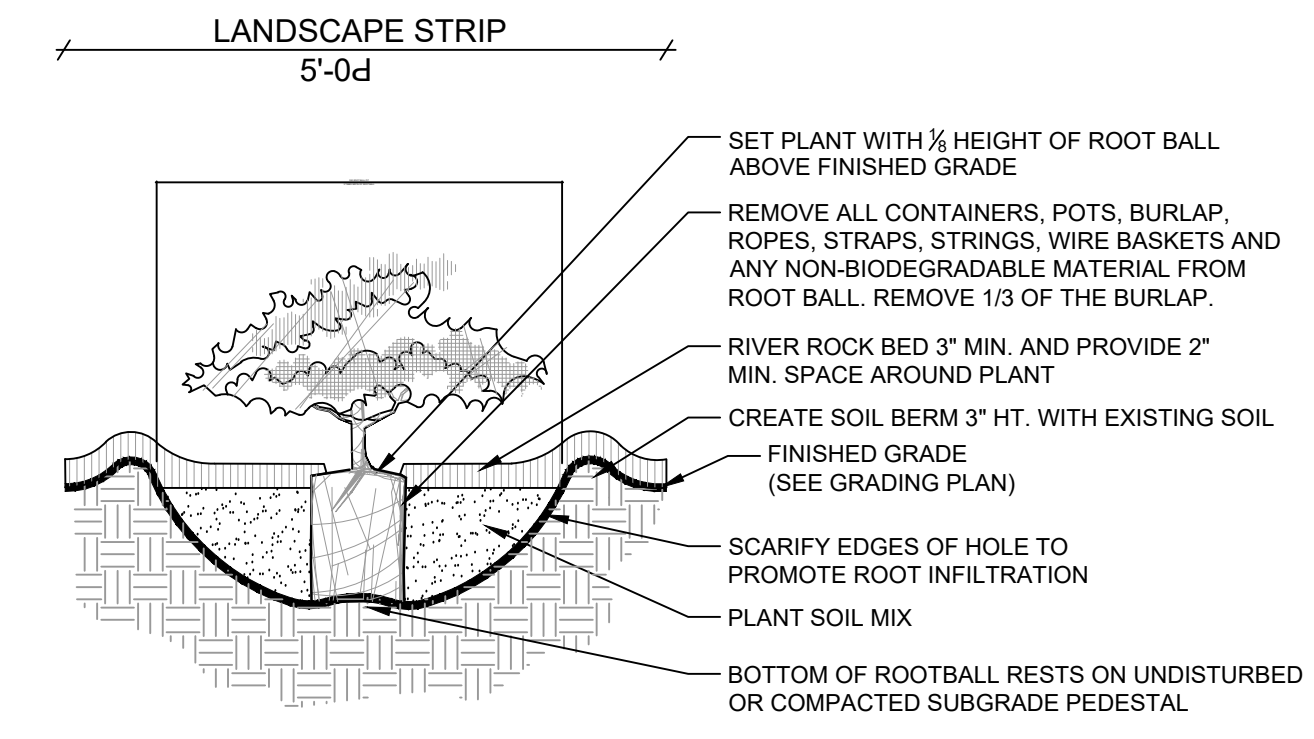




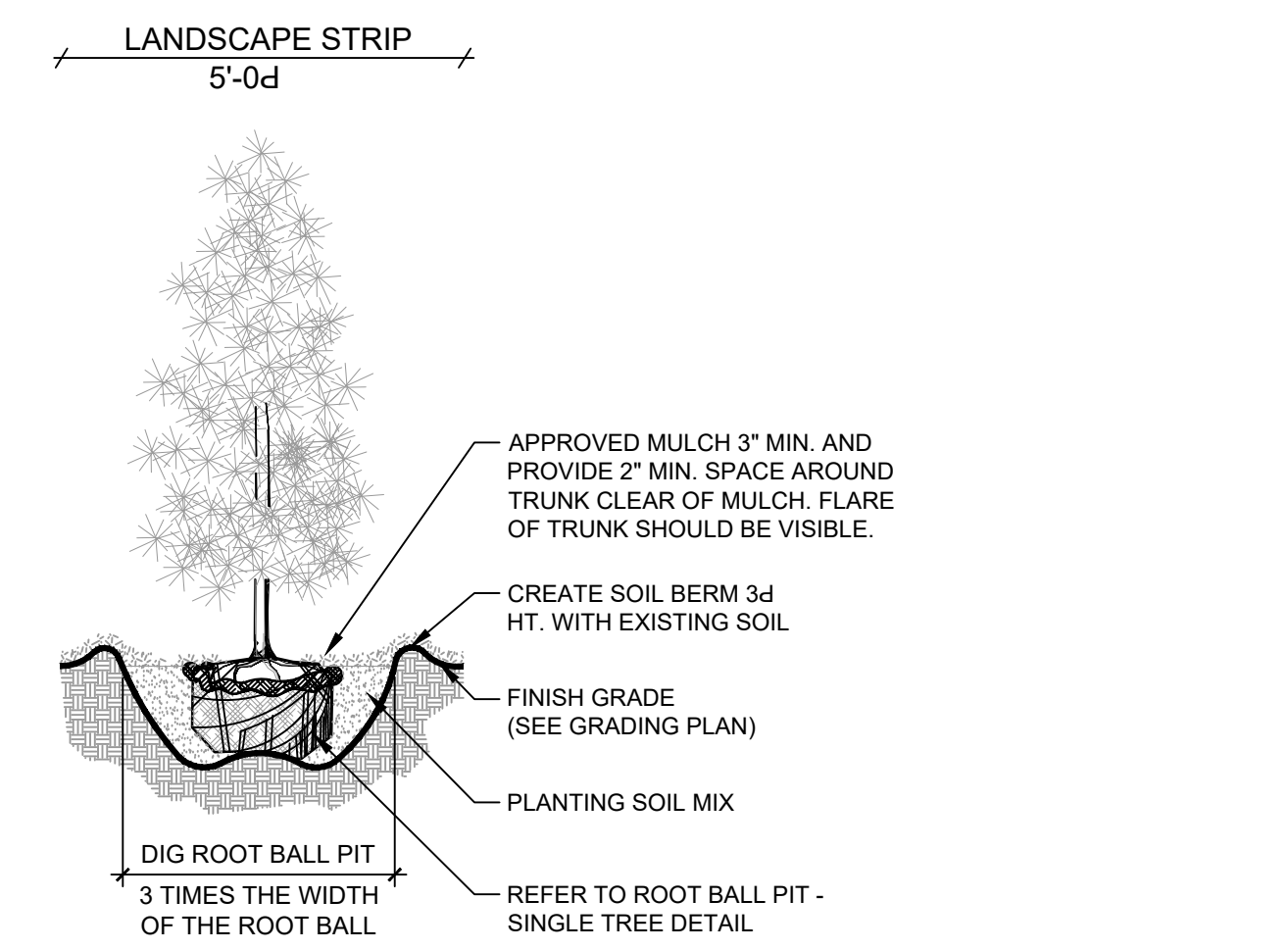
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 PLOTTED:4/25/2025



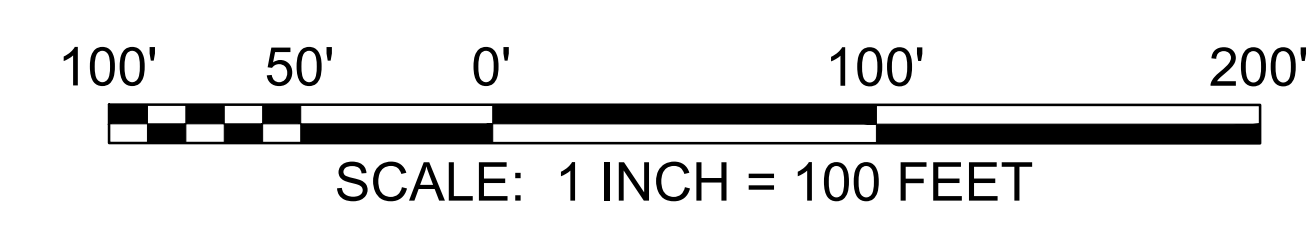
SITE AREA DATA	
TOTAL SITE AREA	308,153 SF (7.07 AC)
IMPERVIOUS AREA	156,831 SF (3.60 AC)
PERVIOUS AREA	
LANDSCAPE AREA	97,888 SF (2.25 AC)
PERMEABLE PAVEMENT AREA	46,506 SF (1.07 AC)
BUILDING AREA	120,000 SF (TOTAL)
IMPERVIOUS SURFACE RATIO (ISR):	
EXISTING	0.45
PROPOSED	0.51
FLOOR AREA RATIO (FAR):	
EXISTING	0.39
PROPOSED	0.39



1 SHRUB PLANTING - SINGLE PLANT  
 L1 NTS



2 EVERGREEN TREE PLANTING - SINGLE TREE  
 L1 NTS



615 3rd Avenue, South of State 700 / Nashville, Tennessee 37210  
 PHONE (615) 254-1000 / FAX (615) 256-6072

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

LANDSCAPE PLAN  
 151 JEFFERSON PIKE  
 RECYCLING PARTNERS  
 LA VERGNE, TENNESSEE

REVISION INFORMATION	
REV.	DESCRIPTION
DR	DATE
AD	U
U	4/25/2025

L1  
 FILE NO. PROJ. NO.

**BOARD OF ZONING APPEALS APPLICATION**

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**APPLICANT INFORMATION**

(Please Print or Type - Any Correspondence will be addressed to the individual.)

1. Date of Application: 5/5/2025                      2. Phone Number: 931-320-1501
3. Property Owner's Name: Don Hubert
4. Property Owner's Address: 151 Jefferson Pike, La Vergne, TN 37086
- \_\_\_\_\_
5. Your Name (If Different): Greg Guinn
6. Address: 91 Polk Avenue, Nashville, TN 37120
- \_\_\_\_\_
7. Property Location: 151 Jefferson Pike, La Vergne, TN 37086
- \_\_\_\_\_

\_\_\_\_\_  
(If additional space is needed, please use an additional sheet of paper.)

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**Section 1 - Appeal the Decision of the Building Inspector / Codes Enforcement Officer.**

8. Decision of the Building Inspector / Codes Enforcement Officer: \_\_\_\_\_
- \_\_\_\_\_

\_\_\_\_\_  
(If additional space is needed, please use an additional sheet of paper.)

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**Section 2 - Application for a Variance / Special Exception.**

9. Type of Variance / Special Exception Needed: \_\_\_\_\_
- \_\_\_\_\_

10. Peculiar or Unusual conditions which justify the Variance Requested: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

\_\_\_\_\_  
(If additional space is needed, please use an additional sheet of paper.)

## Board of Zoning Appeals Application

### Section 1 – Appeal the Decision of the Building Inspector / Codes Enforcement Officer

#### 8. Decision of the Building Inspector / Codes Enforcement Officer:

No decision was made from a building inspector / codes enforcement officer specific to this application

### Section 2 – Application for a Variance / Special Exception

#### 9. Type of Variance / Special Exception Needed:

Pursue with site improvements to add a transfer station and future metal recycling building on a non-conforming site which will be done in a manner to bring the site to a conforming status with the city.

#### 10. Peculiar or Unusual Conditions which justify the Variance Requested:

The site, zoned as I-3, in its current use is a non-conforming site as it does not meet the provisions of the Zoning Ordinance. The intent is to move forward with Board of Zoning Appeals for approval to move forward with the site planning of a waste transfer station and future metal recycling building to try and meet the conditions of the Zoning Ordinance.

In granting a variance, the Board shall ascertain that the following criteria are met:

1. Variances shall be granted only where special circumstances or conditions, fully described in the finding of the Board, do not apply generally in the district.
2. Variances shall not be granted to allow a use otherwise excluded from the particular district in which requested.
3. For reasons fully set forth in the findings of the Board, the aforesaid circumstances or conditions are such that the strict application of the provisions of this ordinance would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.
4. The granting of any variance shall be in harmony with the general purpose and intent of this ordinance and shall not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the comprehensive plan for development.
5. In reviewing an application for a variance, the burden of showing that the variance should be granted shall be upon the persons applying therefore.
6. Variances must return to the planning commission for site approval and be accompanied by a written explanation from the Board of Zoning Appeals stating the reason the variances was granted or was not granted.




\_\_\_\_\_  
Applicant Signature

Date: 5/5/2025

# Certification Statement

I hereby certify that Recycling Partners is the owner of the property located at 151 Jefferson Pike, La Vergne, TN 37086 which is the subject of this application, and that I, Don Hubert, in my capacity as Site Owner, am authorized to sign this application on behalf of the owner.

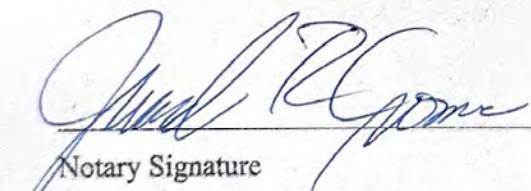
I understand that knowingly providing false information on this Application may result in any action taken hereon being declared null and void. I further understand that pursuant to TCA 39-16-301 et seq., knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his duty is punishable as a Class B misdemeanor.

  
\_\_\_\_\_  
Signature

4/25/25  
\_\_\_\_\_  
Date

Don Hubert - GM  
\_\_\_\_\_  
Printed Name and Title

**Note:** A Certification Statement must be submitted with an application form requiring the owner's signature if the owner of the subject property is a corporation, limited liability company, partnership, association, trustee, etc., or if someone other than the owner signs the application. All Certification Statements must be notarized.

  
\_\_\_\_\_  
Notary Signature



4-25-2025  
\_\_\_\_\_  
Date