

AGENDA

Board of Mayor and Aldermen
July 1, 2025 Public Hearing @ 5:45 PM

- Call public hearing to order.

ORDER OF BUSINESS

1. **Ordinance #2025-15** - An Ordinance to Amend the City of La Vergne Zoning Ordinance by Changing the Official Zoning Map for Tax Map 32, Parcels 3.04 and 3.05 and Tax Map 29, Parcels 41.01 and 41.02. Property Consists of Approximately 76.55 Acres. Property Located on or near Waldron Road and Blair Road. Current Zoning: R-1 (Low Density Residential) Zoning District; Proposed Zoning: PDR (Planned Density Residential) Zoning District with a Base Zone of R-3 (High Density Residential).

ADJOURN



ITEM REPORT
Board of Mayor and Aldermen
Meeting Date: July 1, 2025

Item #: 1. **Ordinance #2025-15** - An Ordinance to Amend the City of La Vergne Zoning Ordinance by Changing the Official Zoning Map for Tax Map 32, Parcels 3.04 and 3.05 and Tax Map 29, Parcels 41.01 and 41.02. Property Consists of Approximately 76.55 Acres. Property Located on or near Waldron Road and Blair Road. Current Zoning: R-1 (Low Density Residential) Zoning District; Proposed Zoning: PDR (Planned Density Residential) Zoning District with a Base Zone of R-3 (High Density Residential).

Department: Planning

Presented By: Bo Logan

Item Attachments: 1. Ordinance #2025-15

Summary:

This is an ordinance to rezone properties located on or near Waldron Road / Blair Road from R-1 to a PDR with an R-3 base zoning district.

Background Information:

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 La Vergne. 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.

Financial Summary:

Revenues: The city should receive impact fees and property taxes from any development of the property. Expenditures: Other than normal services being provided by the city, there are no specific expenditures required from the city for the development of this property.

Staff Recommendation:

Staff does not typically give recommendations on whether to approve or deny rezoning requests. This is a decision for the Board of Mayor and Aldermen.

ORDINANCE #2025-15

AN ORDINANCE TO AMEND THE CITY OF LA VERGNE ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR TAX MAP 32, PARCELS 3.04 AND 3.05 AND TAX MAP 29, PARCELS 41.01 AND 41.02. PROPERTY CONSISTS OF APPROXIMATELY 76.55 ACRES. PROPERTY LOCATED ON OR NEAR WALDRON ROAD AND BLAIR ROAD. CURRENT ZONING: R-1 (LOW DENSITY RESIDENTIAL) ZONING DISTRICT; PROPOSED ZONING: PDR (PLANNED DENSITY RESIDENTIAL) ZONING DISTRICT WITH A BASE ZONE OF R-3 (HIGH DENSITY RESIDENTIAL).

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

WHEREAS, the City of La Vergne Planning Commission, on April 29, 2025, made a favorable recommendation to the Board of Mayor and Aldermen that this request be approved.

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

SECTION 1. That the Zoning Ordinance be and is hereby amended by making certain changes to the Official Zoning Map for the City of La Vergne, by changing the property identified as Tax Map 32, Parcels 3.04 and 3.05 and Tax Map 29, Parcels 41.01 and 41.02 from a R-1 (Low Density Residential) Zoning District to a PDR (Planned Density Residential) Zoning District with a Base Zone of R-3. This property consists of approximately 76.55 acres and is owned by the Industrial Development Board of the City of La Vergne who authorized the submittal of application #ZR-2025-01 for the rezoning of this property, which is attached to and made a part of this ordinance as though copied herein.

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

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

LEGAL STATUS PROVISIONS

Approved and certified by the Planning Commission:

Chairman

Date

Public Hearing Held: _____

Approved by the Mayor and Board of Aldermen:

1st Reading

Jason Cole, Mayor

2nd Reading

ATTEST:

Bruce E. Richardson, City Recorder

Published in the Murfreesboro Post on _____.

City of La Vergne, Tennessee

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

REZONING REQUEST APPLICATION

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

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

Request No. ZR-2025-01

(Assigned by the City Recorder)

Date Submitted: 2/24/2025

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

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

Name: Land Deleot Phone #: 615.948.6807

Business: Equitable Property Company, LLC E-Mail: Land@EquitableTN.com

Address: 3201 Trevor Street, Suite 200 Best Way to Contact: E-Mail / Phone
(Mail, E-Mail, Phone)

City: Nashville State: TN Zip: 37209

SECTION 2 - Property Information for the Rezoning Request

Tax Map	Parcel(s)	Current Zoning District	Requested Zoning District	# of Acres	Property Owner
032	003.04	Residential	PDR	14	Industrial Dev Board of City of La Vergne
029	041.01	Farm	PDR	25	Industrial Dev Board of City of La Vergne
032	041.02	Farm	PDR	18.96	Industrial Dev Board of City of La Vergne
032	003.05	Farm	PDR	25	Industrial Dev Board of City of La Vergne

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

Project Name: Waldron and Blair (Project Name TBD)

Project Address: Waldron and Blair Road/Blair Road Extension La Vergne, TN

Existing Land Use: Low Density Residential (R-1)

Proposed Land Use: Planned Density Residential (PDR)

Total Acreage of Project / Rezoning: 76.55 Acres

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

Applicant's Signature:  **Date:** 2/24/2025

**CITY OF LA VERGNE
PLAN REVIEW APPLICATION**

For Staff Use Only
Project Name: _____ Date: _____ Fee: _____

**Please submit Application Forms in person to the
City of La Vergne Codes Building Front Desk/City Planner**

Project Name: Waldron and Blair (Project name TBD)

Project Address: Waldron and Blair Road/Blair Road Extension La Vergne, TN

Land Use Existing: Low Density Residential (R-1) (Farm / Residential)

Land Use Proposed: Planned Density Residential (PDR)

Existing Zoning District Low Density Residential (R-1) (Farm / Residential)

Tax Map(s) & Parcel Number(s): 032 003.04; 029 041.01; 032 041.02; 032 003.05

Check one or more of the following:

- | | |
|---|--|
| ☒ Concept Plan for Major Subdivision | ☒ Site Plan |
| ☐ Preliminary Subdivision Plat for Major Subdivision | ☐ Variance* |
| ☐ Final Subdivision Plat for Minor Subdivision | ☐ Special Exception* |
| ☐ Final Subdivision Plat for Major Subdivision | ☐ Road or alley abandonment |
| ☐ Final Subdivision Plat for Condominium | |

*These requests require an additional application form.

******NOTE: A letter explaining the proposal must accompany all requests.******

Environmental Constraints on Site?

- | | |
|---|---------------|
| 1. Are there slopes of 12-20% or greater on site? | <u>Yes</u> No |
| 2. Is the development located in a local regulatory flood plain/zone? | <u>Yes</u> No |

Engineer/Designer (if applicable) Print Name Scott Dismukes

Address 2024 Lindell Ave, Nashville, TN Zip Code 37203

Daytime Phone 615.219.9558 Fax N/A E-mail: Scott@FirmaStudio.com

Attorney (if applicable) Print Name Matthew Noggle, Esq.

Address 4235 Hillsboro Pike, Suite 300 Zip Code 37215

Daytime Phone 615.810.0171 Fax N/A E-mail Matt@gardnertitle.com

Contact PersonPrint Name Land DeleotAddress 3201 Trevor Street, Suite 200Zip Code 37209Daytime Phone 615.948.6807Fax N/AE-mail Land@EquitableTN.com

The undersigned has read the application associated with the above listed review request and is familiar with the information submitted herewith. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned warrants their authority to bind the owner and to subject the property to restrictions and conditions that may be attached to the proposed development.

Applicant (if other than owner)Print Name Land DeleotSignature Address 3201 Trevor Street, Suite 200Zip Code 37209Daytime Phone 615.948.6807**Owner(s)**Print Name Graeme Coates, IBDSignature Address 5175 Murfreesboro RoadZip Code 37086Daytime Phone 615.400.1072

Print Name _____ Signature _____

Address _____ Zip Code _____

Daytime Phone _____

City of La Vergne Planning Department

5175 Murfreesboro Road

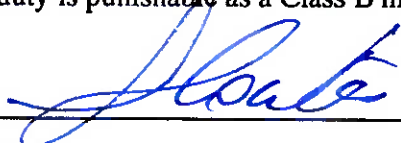
La Vergne, TN 37086

Phone: 615-287-8702 Fax: 615-213-8692

Certification Statement

I hereby certify that Graeme Coates is the owner of the property located at 032 003.04; 041.01; 041.02; 003.05 which is the subject of this application, and that I, Graeme Coates, in my capacity as The Industrial Dev Board of City of La Vergne 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 heron 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

2/24/2025
Date

Graeme Coates, IBD Representative

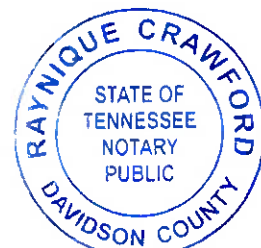
Printed Name and Title

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.



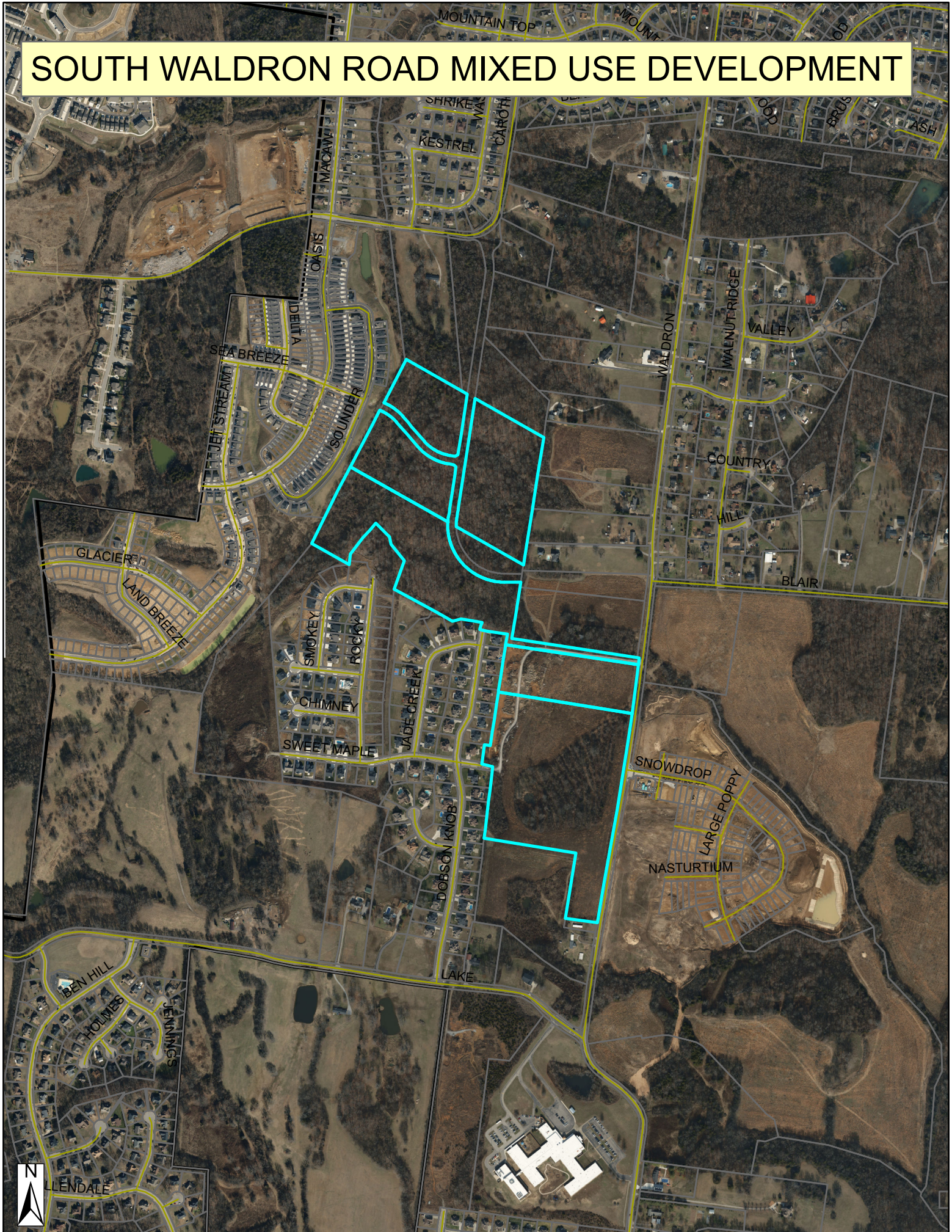
Notary Signature

2/25/2025
Date

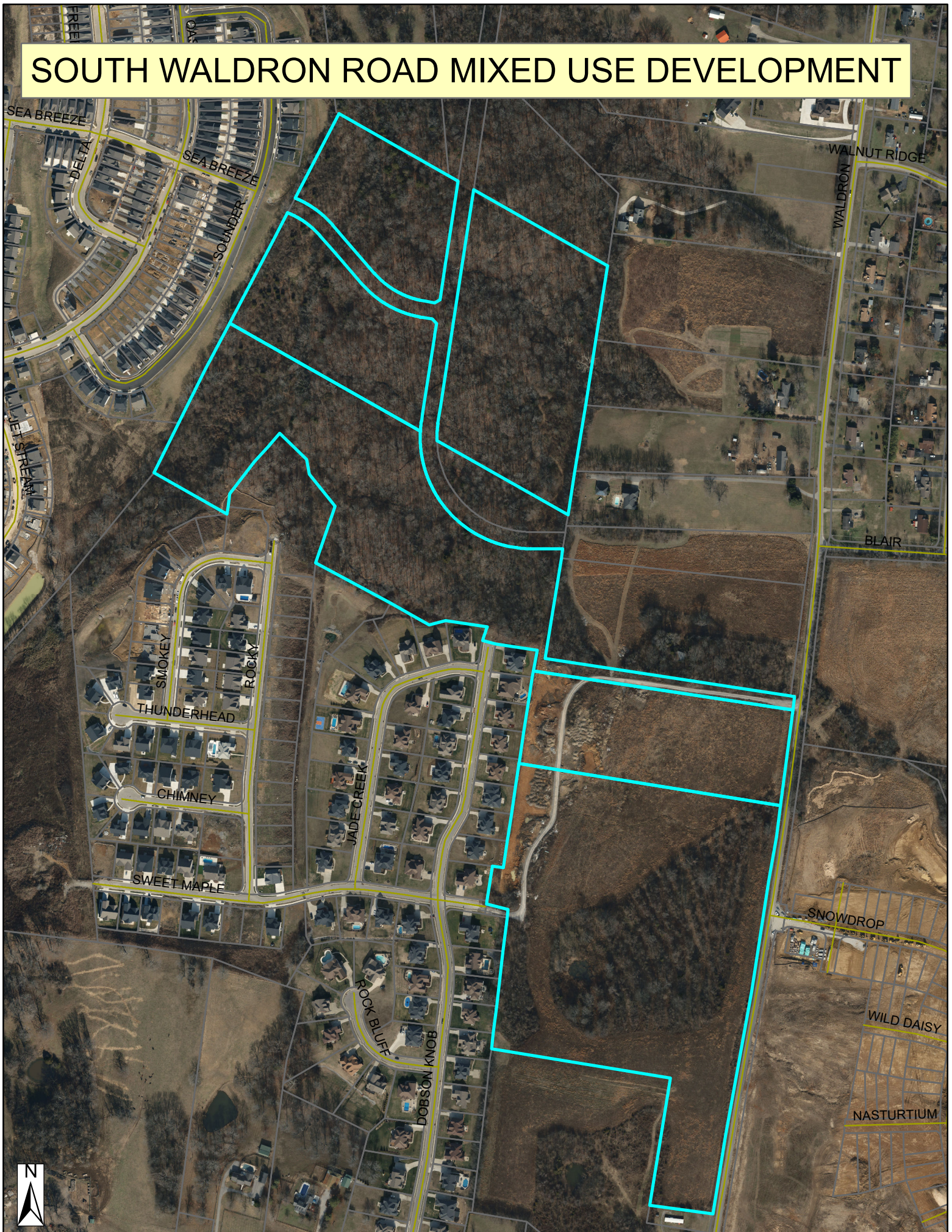


My Commission Expires Nov. 2, 2026

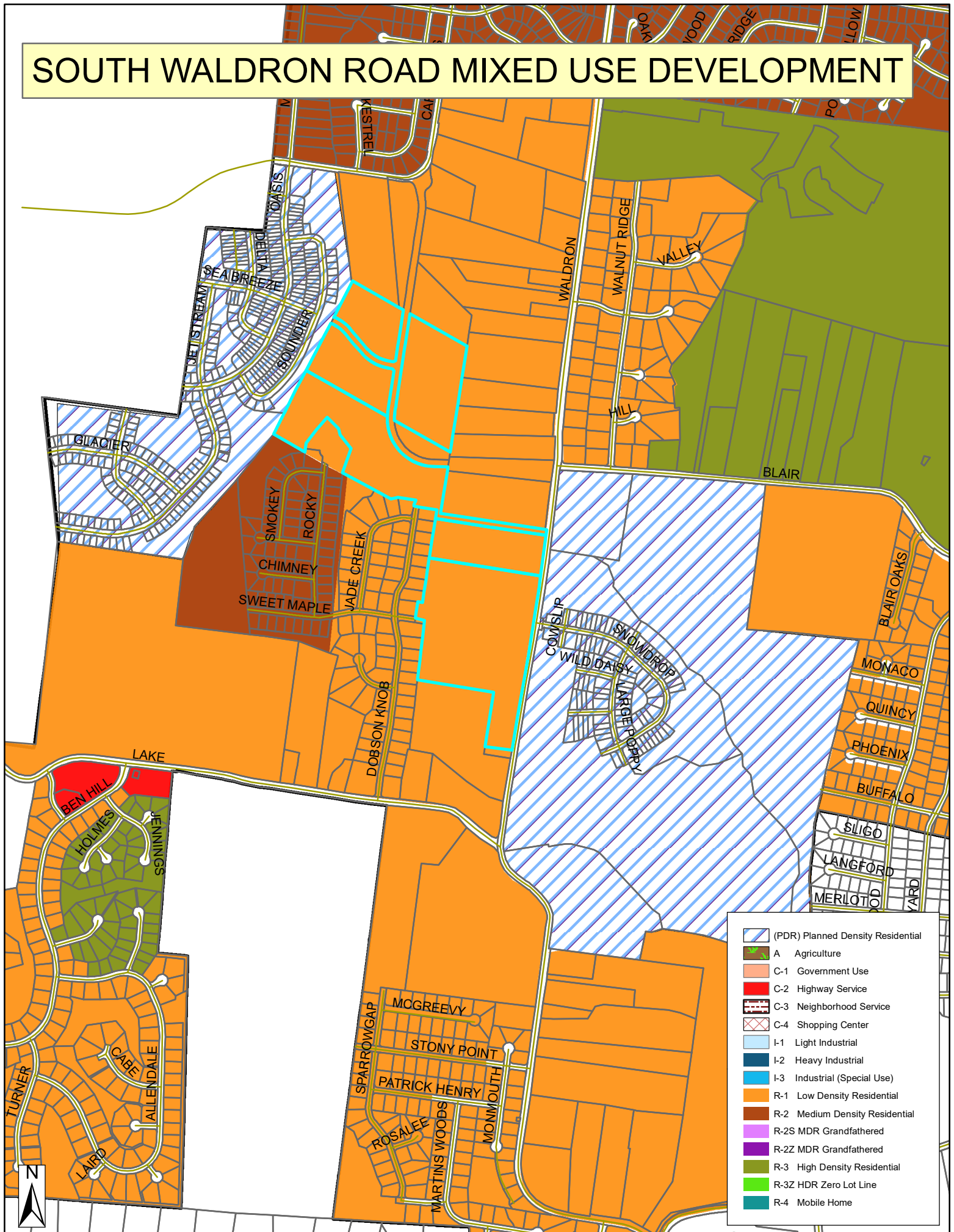
SOUTH WALDRON ROAD MIXED USE DEVELOPMENT



SOUTH WALDRON ROAD MIXED USE DEVELOPMENT



SOUTH WALDRON ROAD MIXED USE DEVELOPMENT









February 24, 2025

Mr Bo Logan
Planning Director

VIA EMAIL: blogan@laveragnetn.gov

City of La Vergne

Re: PDR LETTER REQUEST ROCK SPRINGS CROSSING

Dear Mr. Logan:

In lock step with the City of La Vergne and The Industrial Board of the City of La Vergne, and in collaboration with Kiser Vogrin Design, Firma Design, and Consortium, LLC (collective architects and landscape architects), Equitable Property Company has designed +/-80 acre mix use development in accordance with world class design principles. The development will incorporate retail, office single family, townhomes, and multi-family as well as parks and public art in cohesive and curated community setting.

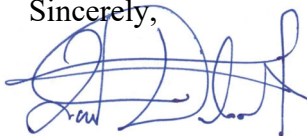
Imagine a destination where the city's residence can come together to live, work, and play. A micro community supporting the community at large. A destination so unique that it draws people from Rutherford, Davidson, and Williamson county to sit down for dinner, shop for groceries, celebrate, recreate, live, and be entertained. A mixed use development that is curated from tenant mix and design, to public art, and incorporating the best fundamentals of new urbanist planning from its inception.

The development will require \$250 Million in estimated construction costs leading to future increased property taxes. Future sales tax revenue and \$350 Million of future economic development estimated by Yonger and Associates. This development will help to fund the schools and city services of today and the future.

We look forward to embarking on a journey with the City of La Vergne and the community to implement the vision in the attached PDR book.

Thank you for the consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Land Deleot', with a stylized flourish extending from the end.

Land Deleot
President
Equitable Property Company, LLC

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

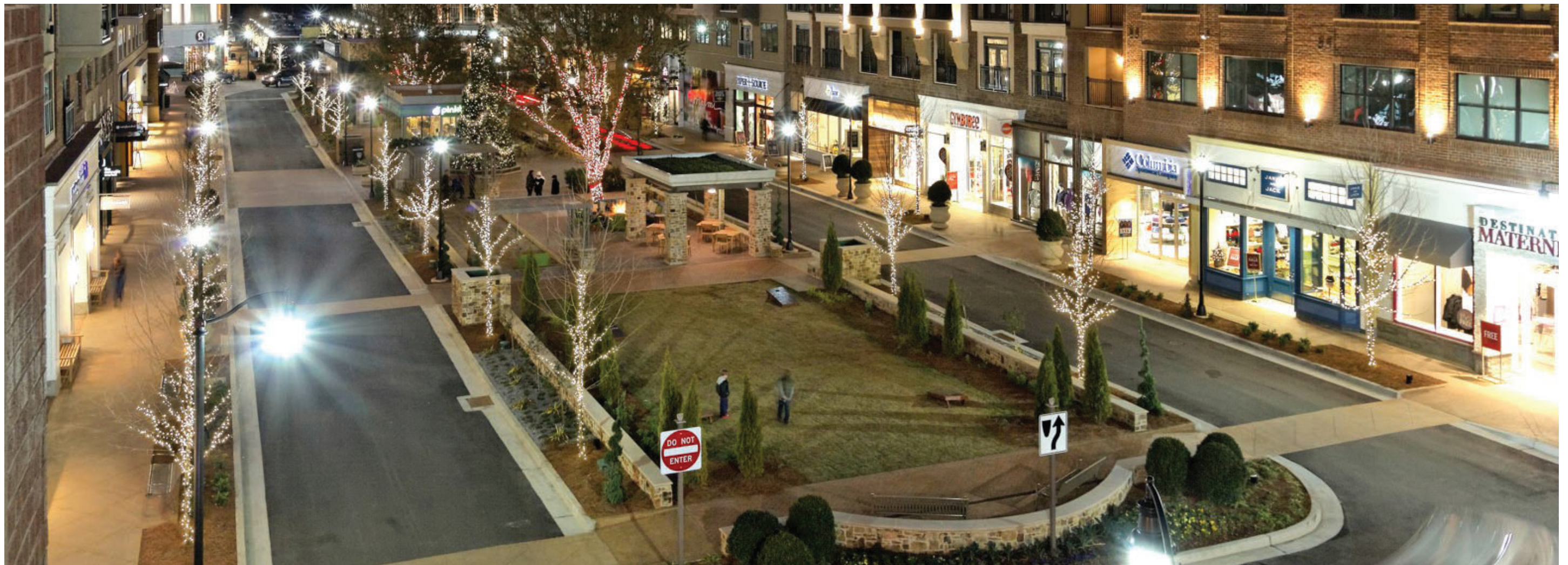


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PROJECT TEAM

EQUITABLE PROPERTY COMPANY
3201 Trevor St
Suite 200
Nashville, TN 37209
land@equitableTN.com
615.948.6807

LAND DELEOT
DEVELOPER

SCOTT DISMUKES
PLANNER +
LANDSCAPE ARCHITECT

PAUL BASS
PLANNING +
ARCHITECTURE

firma Studio
507 Hagan Street
Nashville, TN 37203
scott@firmastudio.com
610.316.2813

CONSTORTIUM
1104 W Main Street
Franklin, TN 37064
PaulB@consorti4.com
615.570.2780

FULMER LUCAS
2002 Richard Jones Road
Suite B200
Nashville, TN 37215
jay@fulmerlucas.com
615.345.3771

JAY FULMER
CIVIL ENGINEER

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

This private development shall include a mix of single family, multi-family, and townhomes offering gated or access control community.

- 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. Pursuant to Section 5.052.6, we are requesting an exception to the 3,000-square-foot limit on individual retail spaces. Based on current market demand, projected tenant needs, and leasing interest, retail tenant spaces will exceed 3,000 square feet. Granting this exception will ensure alignment with market conditions and support the economic viability and long-term success of the development.
 - 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

In this private community, Residential and Commercial Homeowners Association (HOA) will be established to oversee the following:

- Common area maintenance
- Primary entrance aesthetics and upkeep
- Signage regulations to maintain cohesive branding and architectural consistency
- Bylaws and Restrictive Covenants have been submitted for review to the City of La Vergne (March 31, 2025).

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



ARCHITECTURE | PLANNING

CONSORTIUM

1104 WEST MAIN STREET | FRANKLIN, TN 37064
www.consortium.com | 615.570.2790

client: Custom Real Estate Solutions

EQUITABLE
PROPERTY COMPANY

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

revisions

date: 04.05.2025
project no.: c25010.00

conceptual site masterplan - northwest quadrant

a002

This drawing and the design shown is the property of the firm. The reproduction, copying or use of this drawing without the written consent is prohibited and any infringement will be subject to legal action.

NORTHERN PARCEL | ENLARGED SITE PLAN



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	Average Unit SF
Overall Unit Mix	53.57%	42.86%	3.57%	100.00%	977.86
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	
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									
Multifamily Total		249,444.00	Unit Count	Gross SF/Unit	Efficiency Factor	Avg. Net Rentable					
			242.00	1,030.76	0.82	845.22					

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.



OPEN SPACE 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.

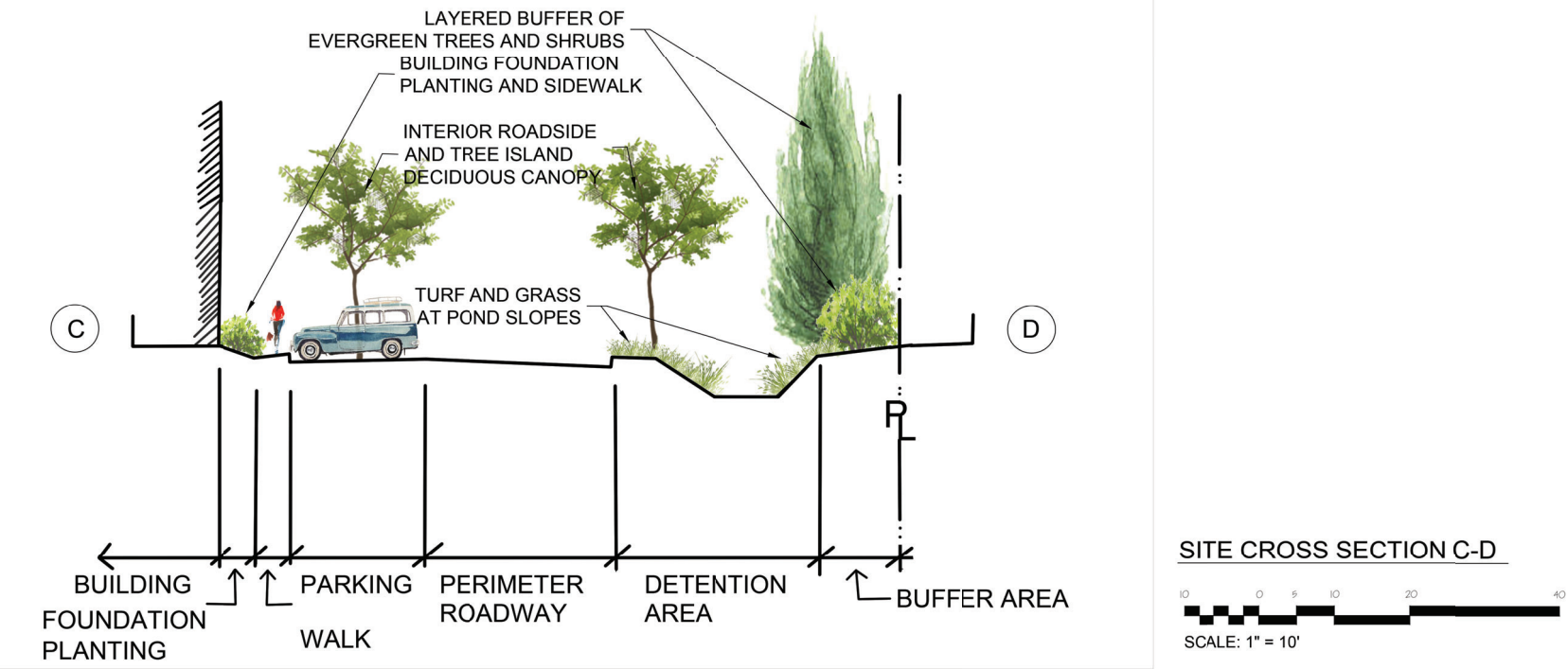
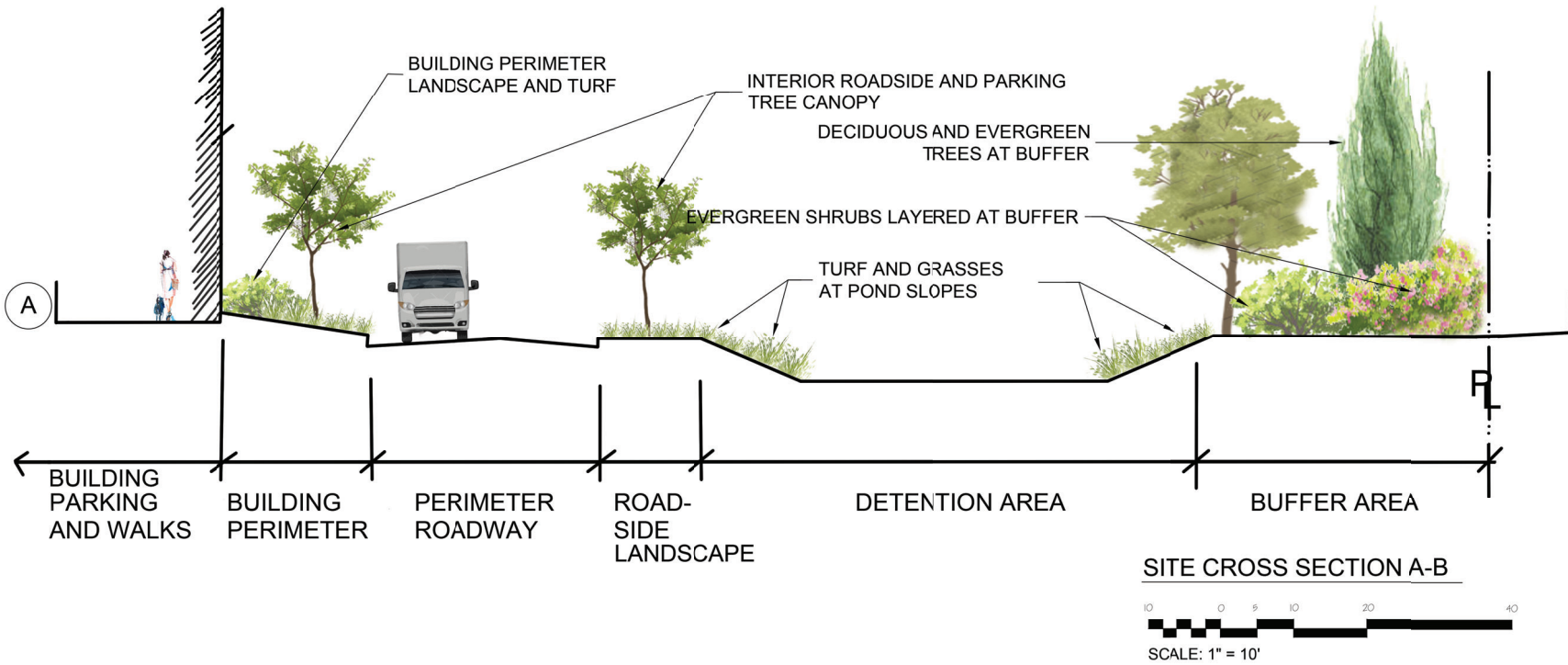
Buffer zone will serve multiple functions:

- 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 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.



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

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

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	

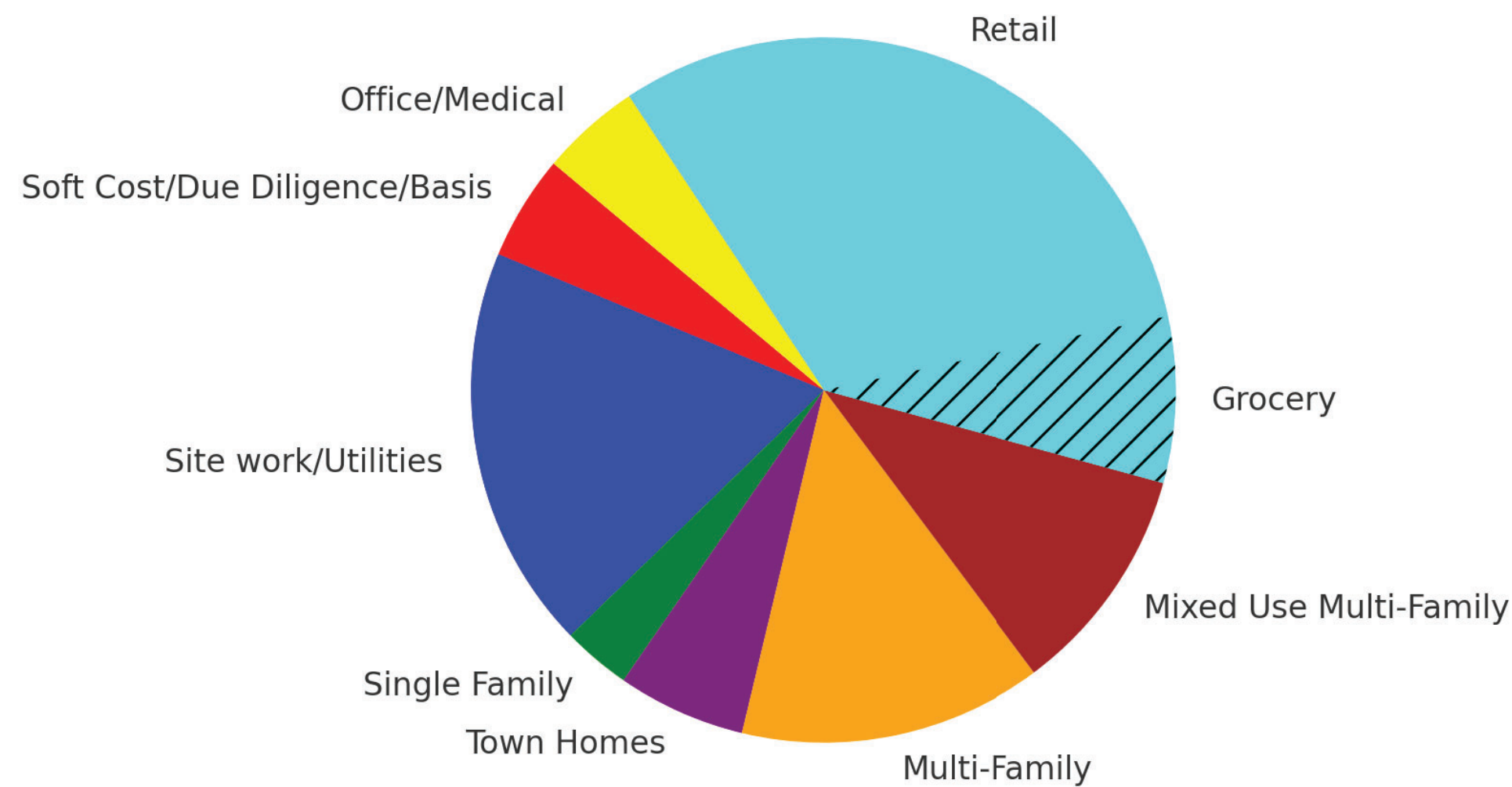
* Bold indicates reappraisal year where a 4% increase in value is assumed.

**Discount Rate of NPV Calculation is 6%



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



* 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



* 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. 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: 26% Brick/Stone, 55% Fiber Cement, and 19% Glazing/Doors material, with natural wood accents 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% Fiber Cement Board and 40% masonry/stone with natural wood accents for the exterior materials.
 - Single Family Homes: 20% Fiber Cement Board and 80% masonry/stone, with natural wood accents for the exterior materials.
 - Masonary shall include traditional brick as available in a variety of sizes such as: modular, standard, queen, utility, and monarch.
 - Stone shall include the following: natural stone products, stone veneer, and panelized stone.
 - Cementitious products shall include the following: Allura, LP Smartside, GAF Weatherside, James Hardie, Nichiha, and Certain Teed. Each of these products have offer lap siding, panel siding, plank siding, shingle/shak siding, trim boards, and soffit boards.

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
 - Hookah Lounge *
 - Extended Stay Hotel **
- 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 35% Brick/stone and 65% Fiber Cement Board with natural wood accents.

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* Hookah Lounge shall be further defined as any establishment, business, or premises, whether operated for profit or not, where customers, patrons, members, or other persons are permitted or allowed to smoke, inhale, vaporize, or otherwise consume tobacco, shisha, herbal substances, synthetic substances, or any similar product or material through a hookah, waterpipe, or any similar device, whether provided by the establishment or brought in by the patron. The term "hookah lounge" includes, but is not limited to, establishments where such activity occurs as the primary or ancillary use, regardless of whether food, beverages, or entertainment are also offered. For purposes of this definition, it shall be irrelevant whether the products consumed contain nicotine or other controlled substances, and whether the devices used are personal or communal.

** Extended Stay Hotels shall be further defined as any building, group of buildings, or portion thereof, designed, used, maintained, advertised, or offered for occupancy by guests or tenants for temporary lodging or residence, where individual units are equipped with kitchen facilities, kitchenettes, or any type of cooking appliance or equipment, and where accommodations are rented, offered, or intended to be rented for periods of more than seven (7) consecutive days, or where the business model, pricing structure, or operational policies are designed to encourage or accommodate occupancy for more than seven (7) consecutive days. This definition applies regardless of the actual duration of any individual guest's stay, and includes any facility that offers weekly rates, discounts for extended stays, or marketing directed toward business travelers, temporary workers, relocating residents, or others seeking accommodations for more than seven (7) days. The presence of housekeeping, concierge, hotel licensing, or transient occupancy tax status does not exempt a facility from classification as an extended stay hotel.

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

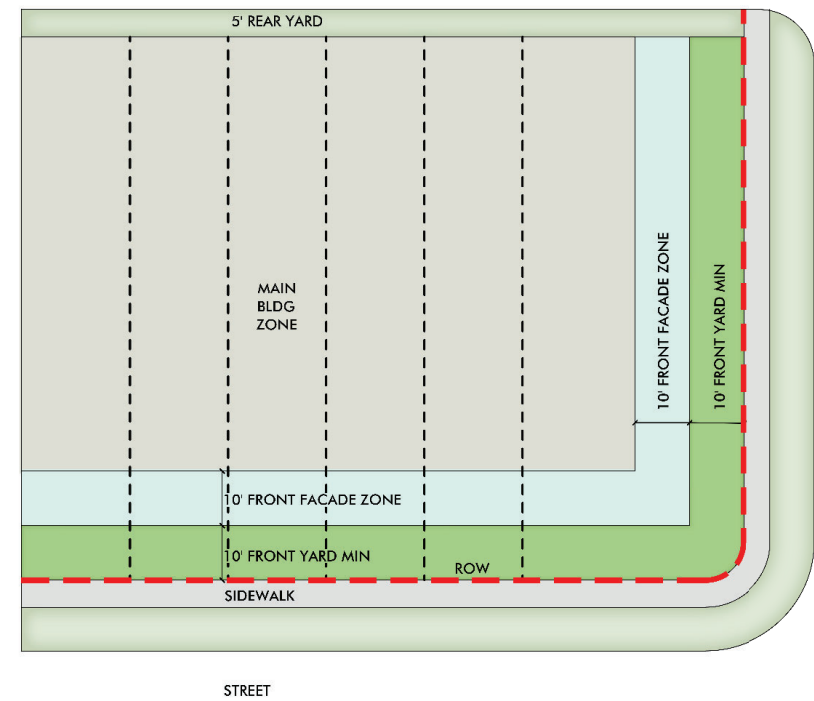
EXTERIOR SIDING MATERIALS

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

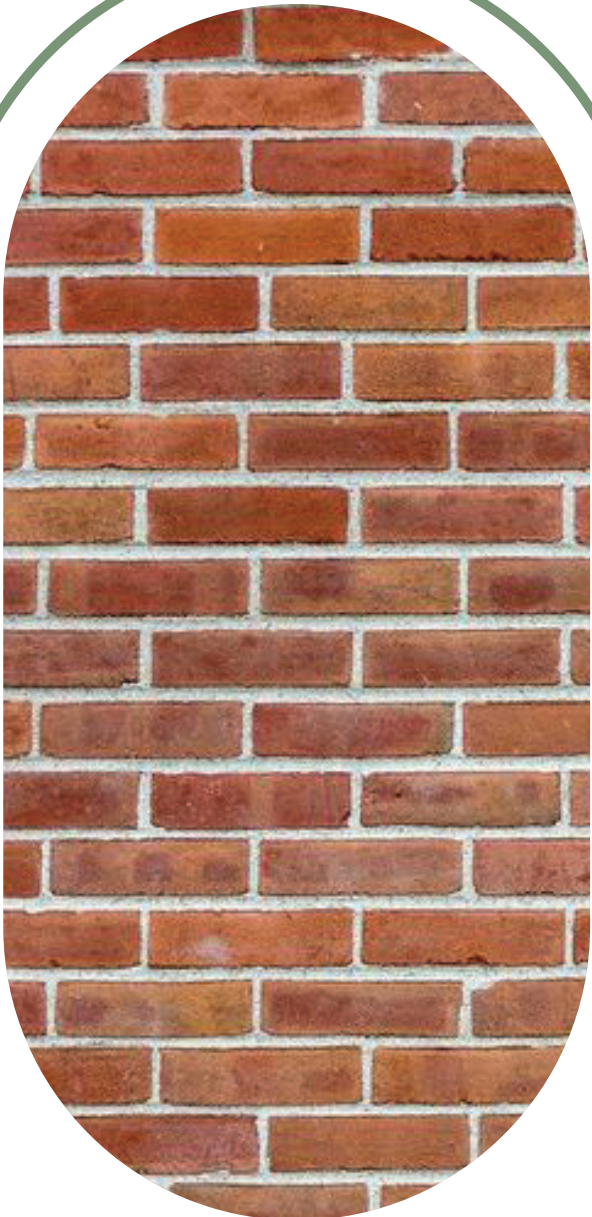
EXTERIOR COLORS

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

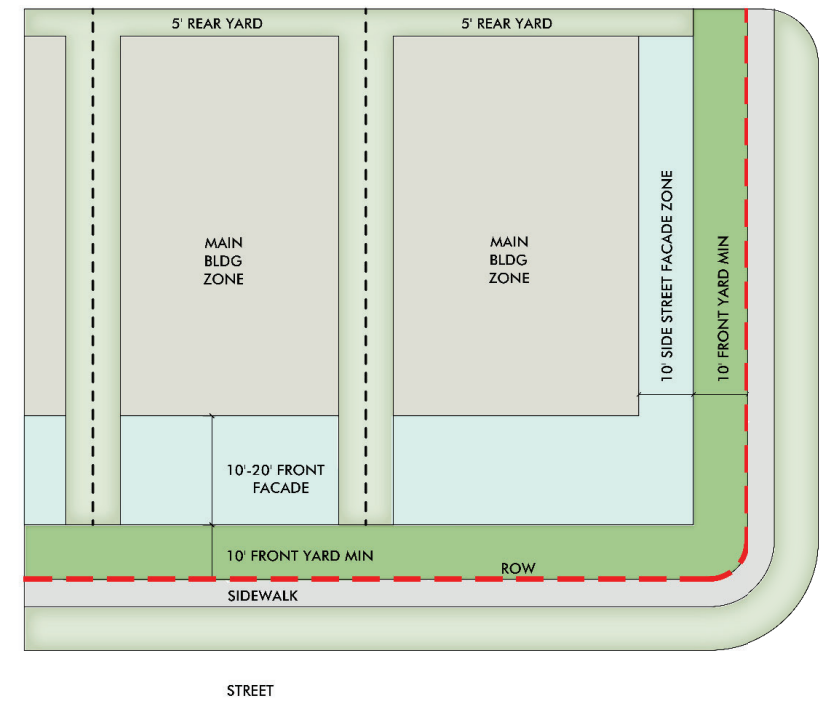
EXTERIOR SIDING MATERIALS

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

EXTERIOR COLORS

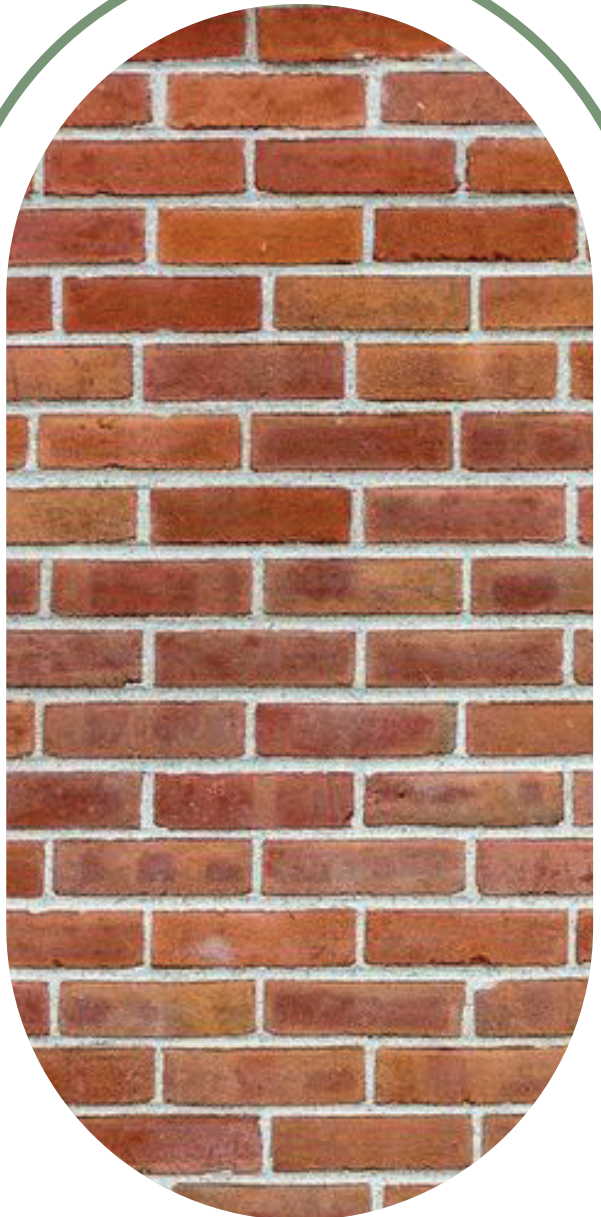
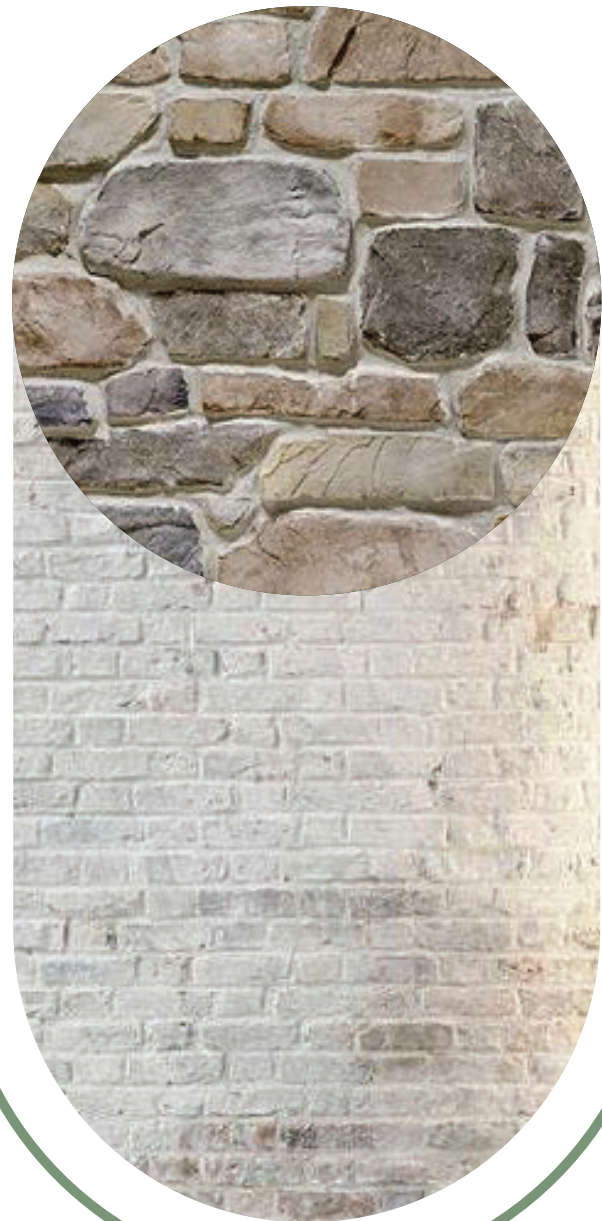
PERMITTED	MUTED NATURAL EARTH TONES
NOT PERMITTED	BRIGHT PRIMARY COLORS

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

MASSING, PROPORTION AND SCALE:

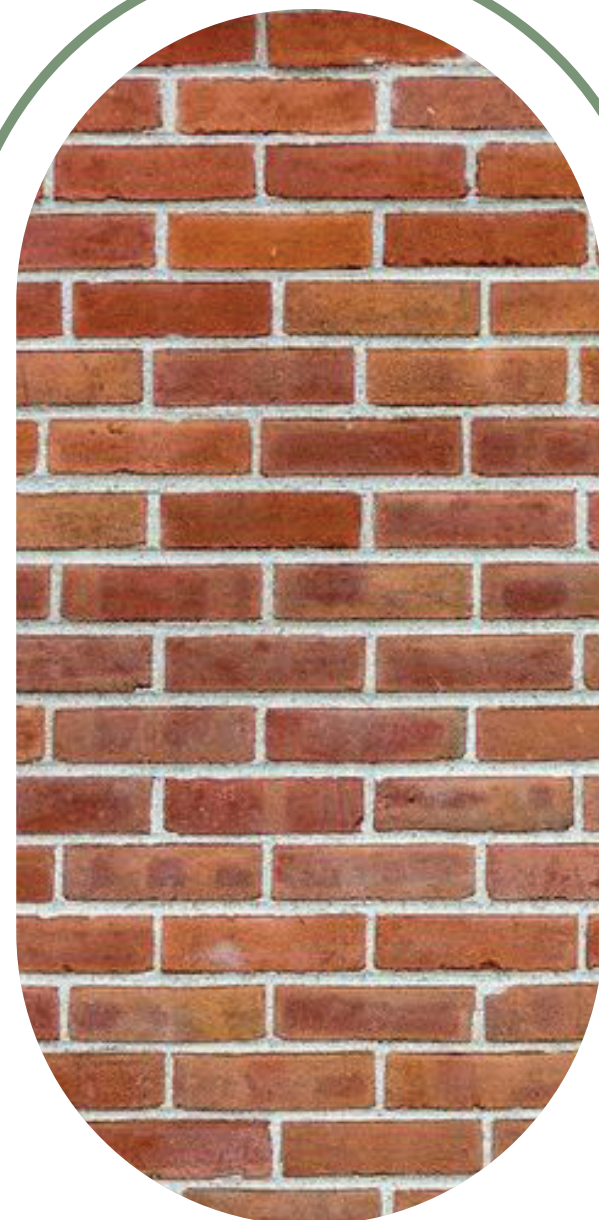
- Create appropriate massing and scale per adjacent structures and context
- Awnings, canopies and Main level retail window openings
- Vertical masonry columns between glazing
- Common design elements with masonry
- Utilize nominal masonry and not utility sized brick
- Main level window height to be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

BUILDING 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

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

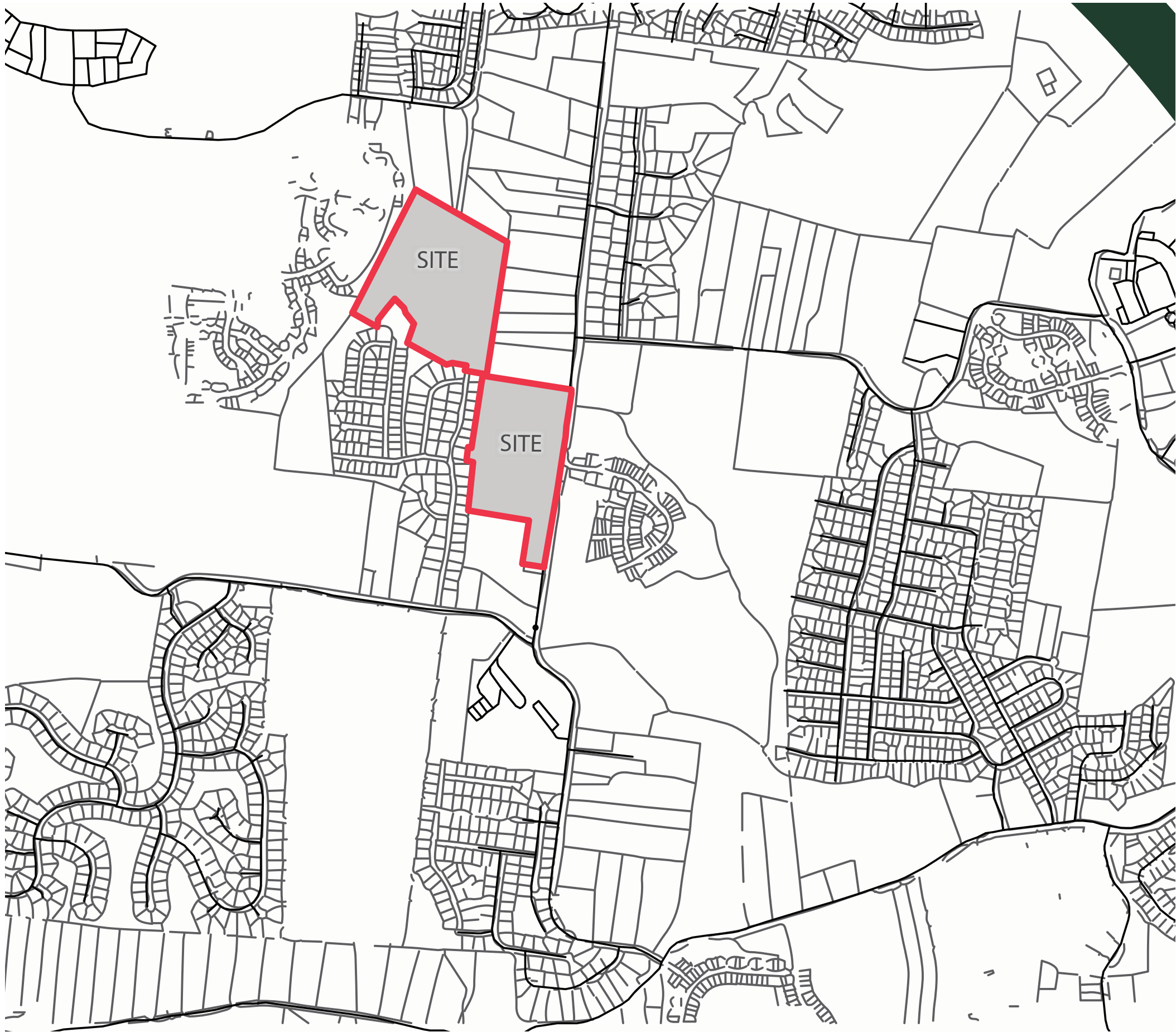
ROOF AND PARAPET:

- 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

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%

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%



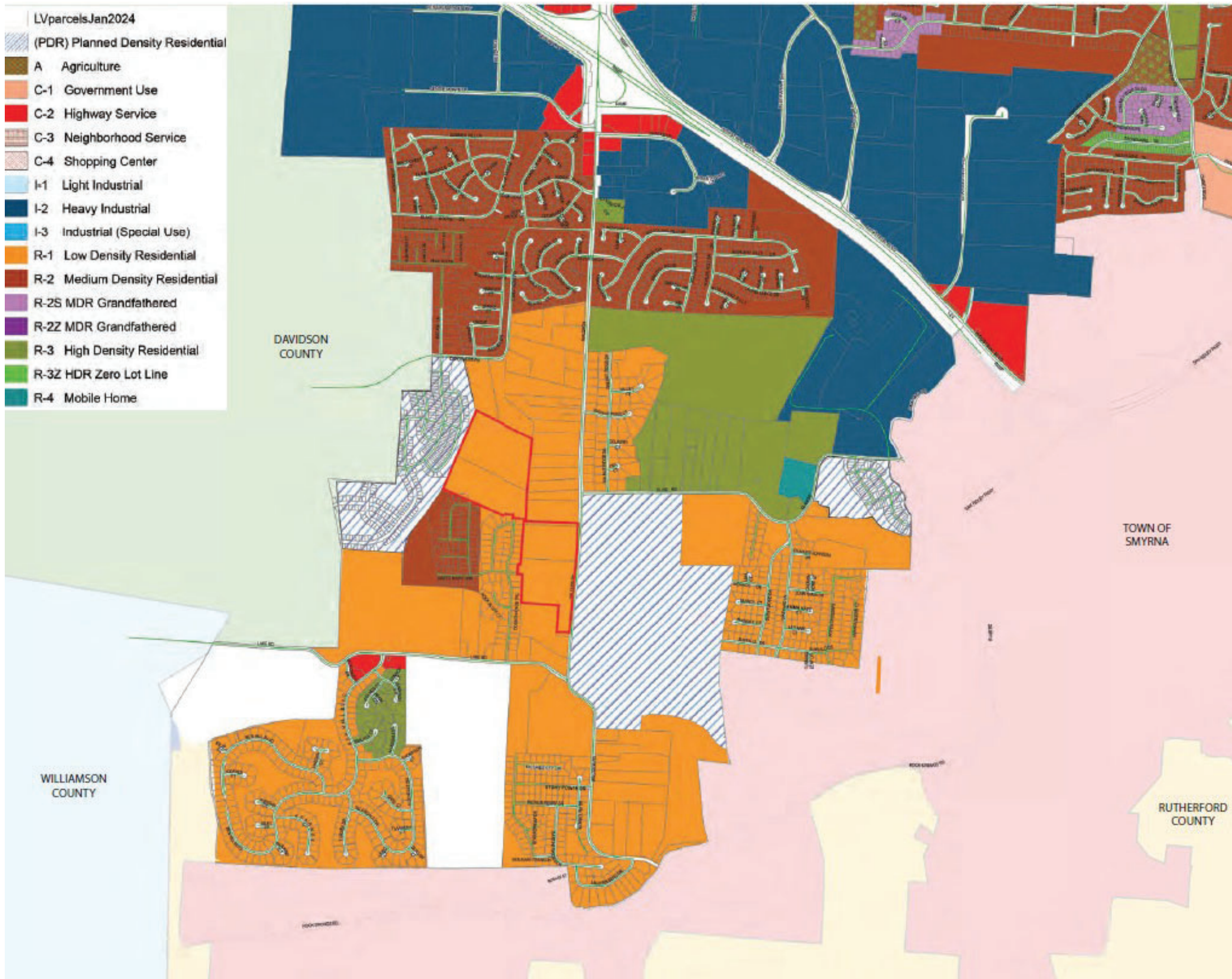
SUBDIVISION MAP

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

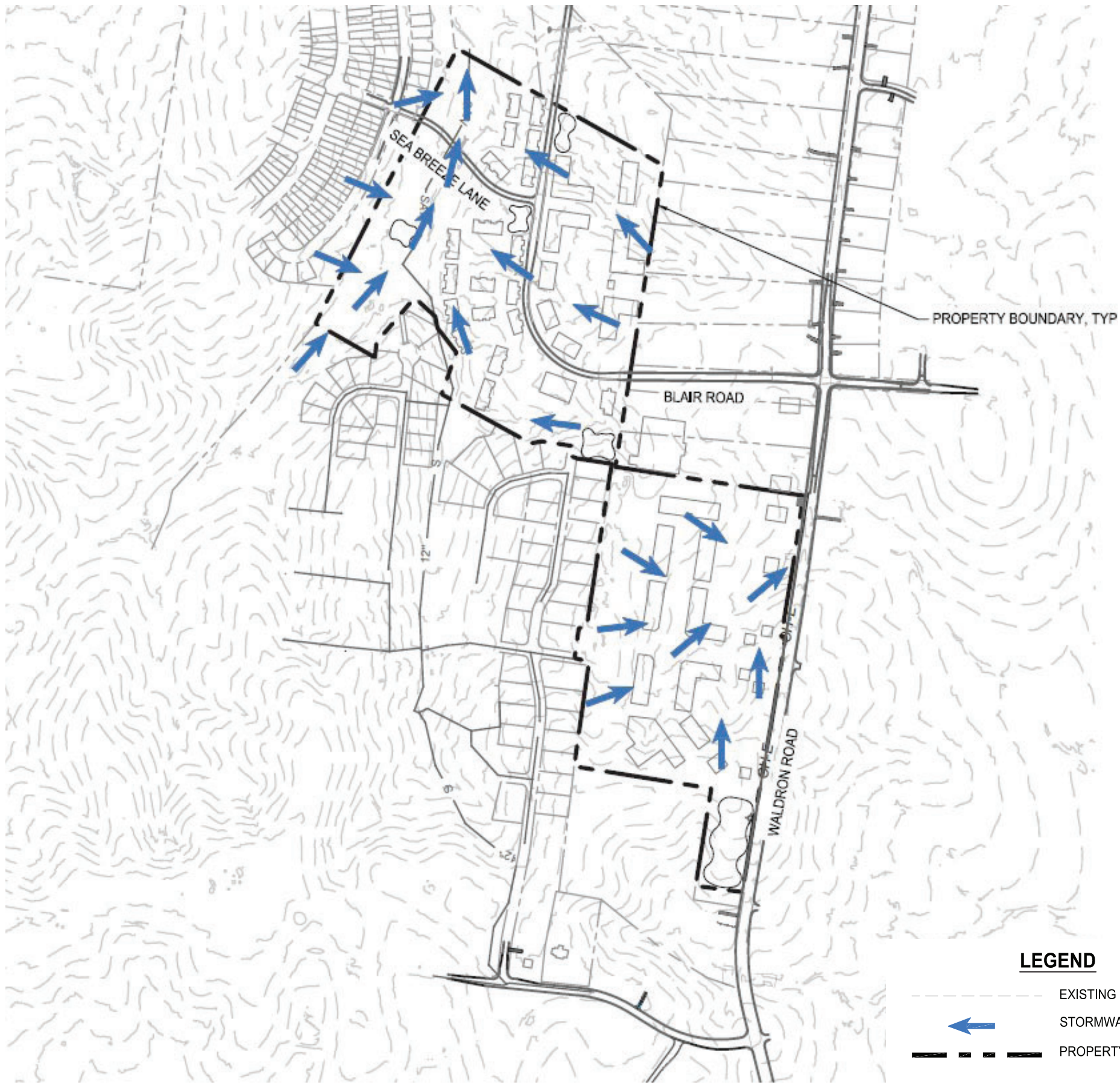
SITE UTILITIES



- 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 UTILITY EXHIBIT



SITE TOPOGRAPHY

-
- 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.

HYDROLOGY AND TOPOGRAPHY

PENDING

PER SECTION 3-101.2.4 OF THE SUBDIVISION REGULATIONS

SITE TOPOGRAPHY | 5 FOOT CONTOUR LINES

Submitted April 3, 2025 to Gary Lide

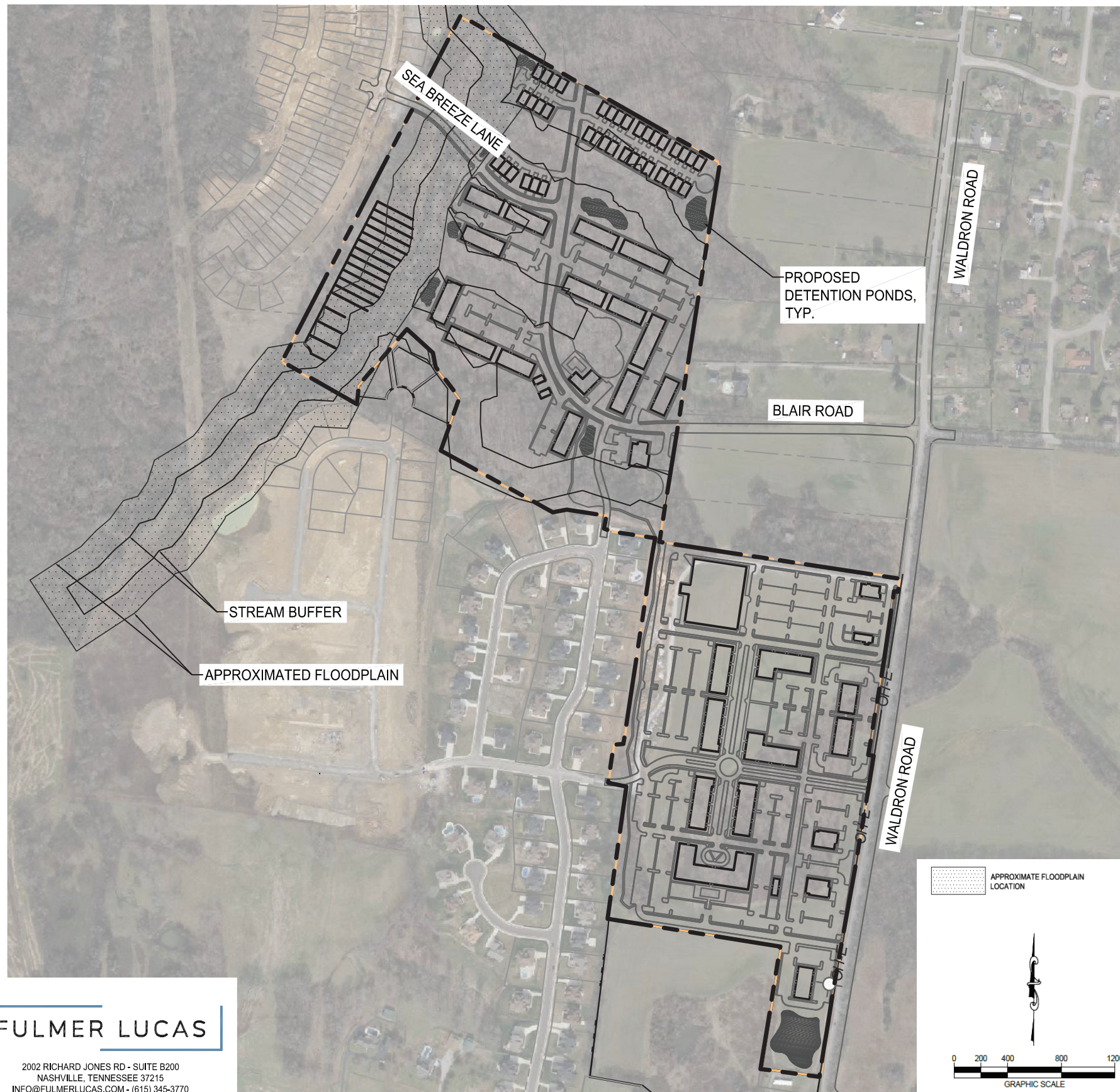
PENDING

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

Submitted April 3, 2025 to Gary Lide

100 YEAR FLOOD PLAIN CALCULATION

The project site is included in the area which has yet to be mapped by FEMA. Prior to any site plan application a HEC RAS Study shall be provided to establish the varying floodplain elevations across the site. All buildings shall be constructed per local and FEMA regulations. The floodplain area shown has been interpolated from the mapped areas immediately downstream along Hurricane Creek.



FULMER LUCAS

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

100 YEAR FLOOD PLAIN CALCULATION

EP^{co}

Development Traffic Study
Submitted to the City of La Vergne March 21, 2025



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° 36' 48"E	30.73'
L17	N81° 21' 20"W	152.82'
L18	S75° 52' 08"W	62.10'
L19	N80° 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



SITE SURVEY

EP^{co}

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