

WORKSHOP AGENDA

Planning Commission

July 15, 2025 @ 5:30 PM

For the July 29, 2025 Regular Meeting @ 6:00 PM

- Call workshop to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: June 24, 2025 Regular Meeting, and July 15, 2025 Workshop.
2. Public Comment Period.

OLD BUSINESS

3. Site Plan – Smoke Club 13 – New Building of 2,759 Square Feet on 0.42 Acres. Requested by Dean Design Group. Property located at 5234 Murfreesboro Road (Tax Map 15M, Group C, Parcel 6). C-2 (Highway Service) Zoning District. Property owned by Smoke Club 13, LLC. **(DEFERRED)**
4. Final Plat - Bola Gabriel Subdivision - Two Lots on 5.04 Acres. Requested by Huddleston - Steele. Property located on Hollandale Road (Tax Map 14, Parcel 23.2). R-1 (Low Density Residential) Zoning District. Property owned by Bola Gabriel & Mariam Girges. **(DEFERRED)**

NEW BUSINESS

5. Site Plan – 7 Brew – Two (2) New Buildings of 510 and 238 Square Feet on 0.66 Acres. Requested by Matthew Miller. Property located at 5345 Murfreesboro Road (Tax Map 15M, Group C, Parcel 6). C-2 (Highway Service) Zoning District. Property owned by Who Brew, LLC.
6. Final Plat - Mission Hills, Section 2A - 23 Lots on 6.17 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 29, Parcel 22.02). R-3 (High Density Residential) Zoning District. Property owned by Meritage Homes of Tennessee, Inc.
7. Site Plan – Chaney Place – 50 Townhomes on 4.30 Acres. Requested by SEC, Inc. Property located at 237 Chaney Blvd. (Tax Map 28, Parcels 10 & 11). R-3 (High Density Residential) Zoning District. Property owned by Ole South Properties, Inc.
8. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by SEC, Inc. - 13.63 Acres. Property located off Wheeler Street (Tax Map 18K, Parcel 6). Current Zoning District: I-1 (Light Industrial) Zoning District; Proposed Zoning District: I-2 (Heavy Industrial) Zoning District. Property owned by 84 Lumber.

9. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Thomas & Hutton - 32.5 Acres. Property located at 180 Blair Road (Tax Map 29, Parcel 42). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: R-3 (High Density Residential) Zoning District. Property owned by Evergreen Venture Capital, LLC.
10. Bonds/Letters of Credit Update.
11. Recommendation to the Board of Mayor and Aldermen - New Zoning Ordinance and Zoning Map.

ADJOURN