

AGENDA

Board of Mayor and Aldermen
August 7, 2025 Public Hearing @ 5:45 PM

- Call meeting to order.

ORDER OF BUSINESS

1. **Ordinance #2025-21** - An Ordinance to Amend the City of La Vergne Zoning Ordinance by Changing the Official Zoning Map for Tax Map 29, Parcel 38. Property Consists of Approximately 4.36 Acres. Property Located at 782 Waldron Road. Current Zoning: R-1 (Low Density Residential) Zoning District; Proposed Zoning: C-2 (Highway Service Commercial) Zoning District.

ADJOURN



ITEM REPORT
Board of Mayor and Aldermen
Meeting Date: August 7, 2025

Item #: 1. **Ordinance #2025-21** - An Ordinance to Amend the City of La Vergne Zoning Ordinance by Changing the Official Zoning Map for Tax Map 29, Parcel 38. Property Consists of Approximately 4.36 Acres. Property Located at 782 Waldron Road. Current Zoning: R-1 (Low Density Residential) Zoning District; Proposed Zoning: C-2 (Highway Service Commercial) Zoning District.

Department: Planning

Presented By: Bo Logan

Item Attachments: 1. Ordinance #2025-21

Summary:

This is an ordinance to rezone property located at 782 Waldron Road from R-1 to C-2.

Background Information:

The applicant is requesting to rezone approximately 4.36 acres from R-1 (Low Density) to C-2 (Highway Service Commercial). The property is located at 782 Waldron Road.

The applicant has not disclosed any specific plans regarding the future development of this property.

The main zoning in the area is R-1 and R-3 in the Mission Hills development. This request lies very close to the future Twinning Station PDR as well.

The property that borders this site on all sides is R-1 which is Low Density Residential.

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 #2025-21

AN ORDINANCE TO AMEND THE CITY OF LA VERGNE ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR TAX MAP 29, PARCEL 38. PROPERTY CONSISTS OF APPROXIMATELY 4.36 ACRES. PROPERTY LOCATED AT 782 WALDRON ROAD. CURRENT ZONING: R-1 (LOW DENSITY RESIDENTIAL) ZONING DISTRICT; PROPOSED ZONING: C-2 (HIGHWAY SERVICE COMMERCIAL) ZONING DISTRICT.

WHEREAS, a request has been made by Cory McClellan, to rezone property located within the City of La Vergne; and

WHEREAS, the City of La Vergne Planning Commission, on June 24, 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 29, Parcel 38 from a R-1 (Low Density Residential) Zoning District to a C-2 (Highway Service Commercial) Zoning District. This property consists of approximately 4.36 acres and is owned by the Cory McClellan who submitted application #ZR-2025-02 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-2025-02**

(Assigned by the City Recorder)

Date Submitted: **5-15-2025**

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: Cory McClellan Phone #: 615-830-7944

Business: _____ E-Mail: _____

Address: 782 Waldron Rd. Best Way to Contact: Phone

City: LaVergne State: TN Zip: 37086
(Mail, E-Mail, Phone)

SECTION 2 - Property Information for the Rezoning Request

Tax Map	Parcel(s)	Current Zoning District	Requested Zoning District	# of Acres	Property Owner
29	38.00	R1	C2	4.36	Cory McClellan

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

Project Name: McClellan Rezoning
Project Address: 782 Waldron Rd. La Vergne, TN. 37086
Existing Land Use: Residential
Proposed Land Use: Commercial
Total Acreage of Project / Rezoning: 4.36

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: Cory McClellan Date: 5-14-25

Certification Statement

I hereby certify that Cory McClellan is the owner of
the property located at 782 Waldron Rd. LaVergne, TN 37086
which is the subject of this application, and that I, _____,
in my capacity as _____, 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.

Cory McClellan
Signature

5-14-25
Date

Cory McClellan
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.

Michael Tune
Notary Signature

5/14/25
Date



City of La Vergne Planning Department
5175 Murfreesboro Road
La Vergne, TN 37086
Phone: 615-287-8702 Fax: 615-213-8692

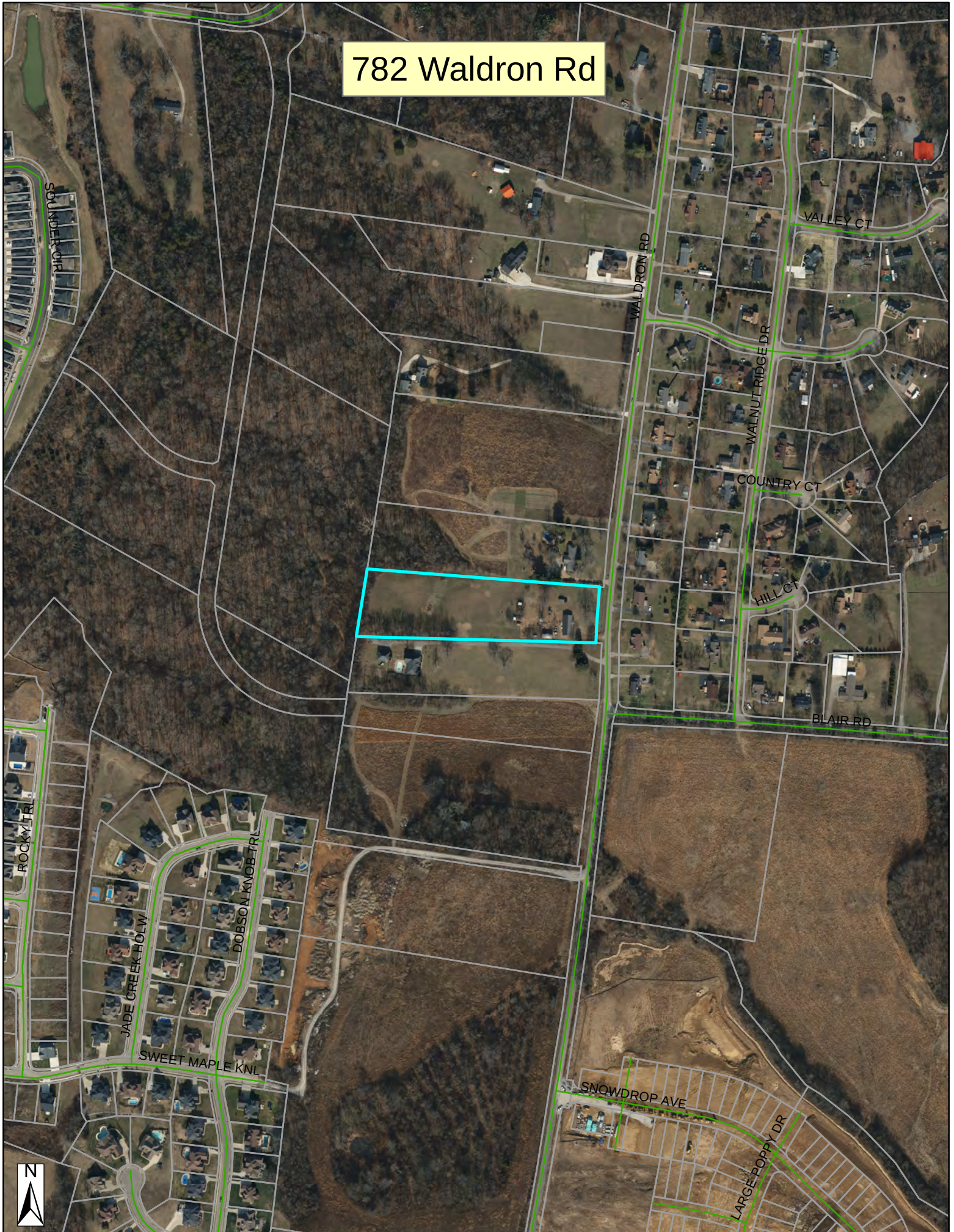
782 Waldron Rd

WALDRON RD

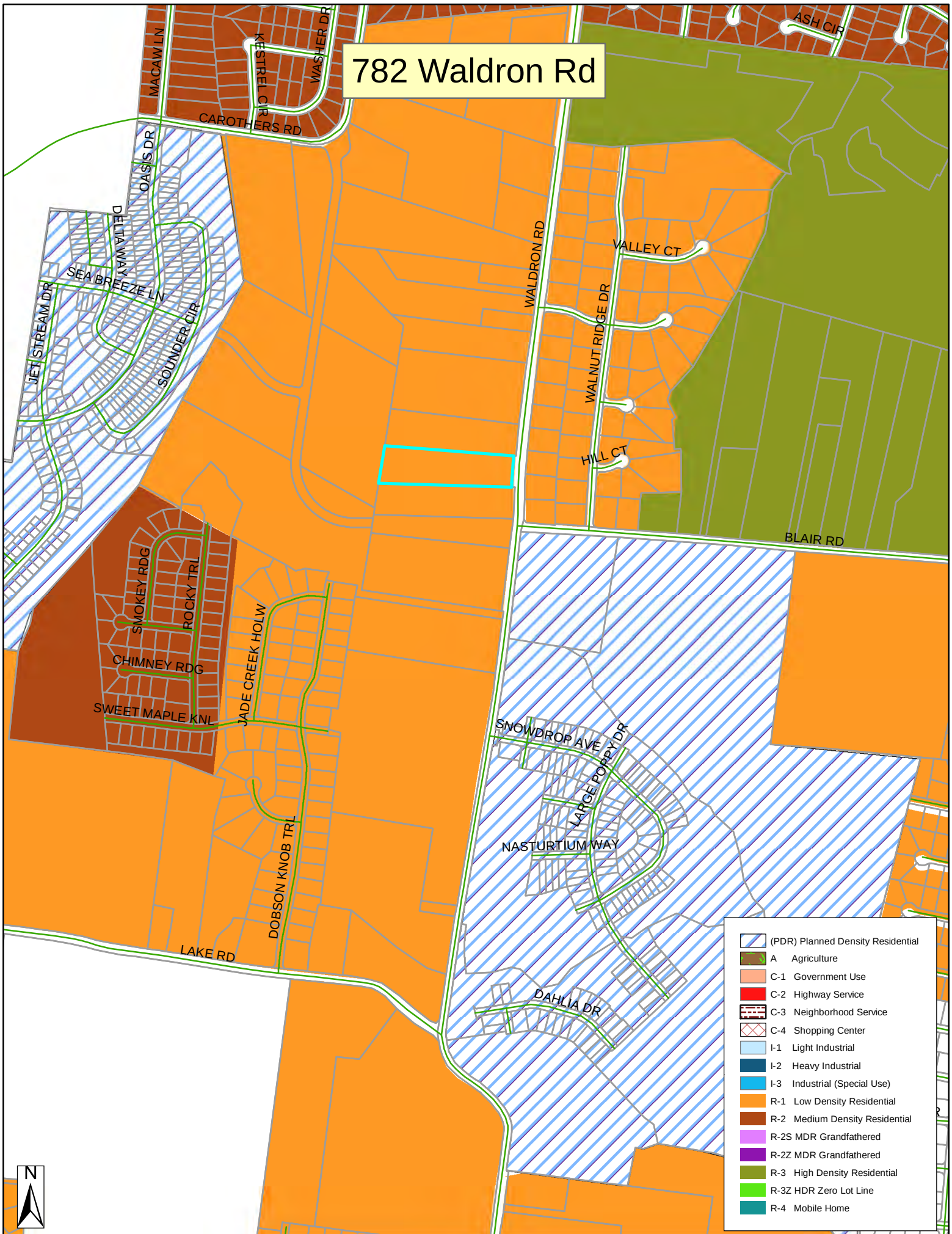
BLAIR RD



782 Waldron Rd



782 Waldron Rd





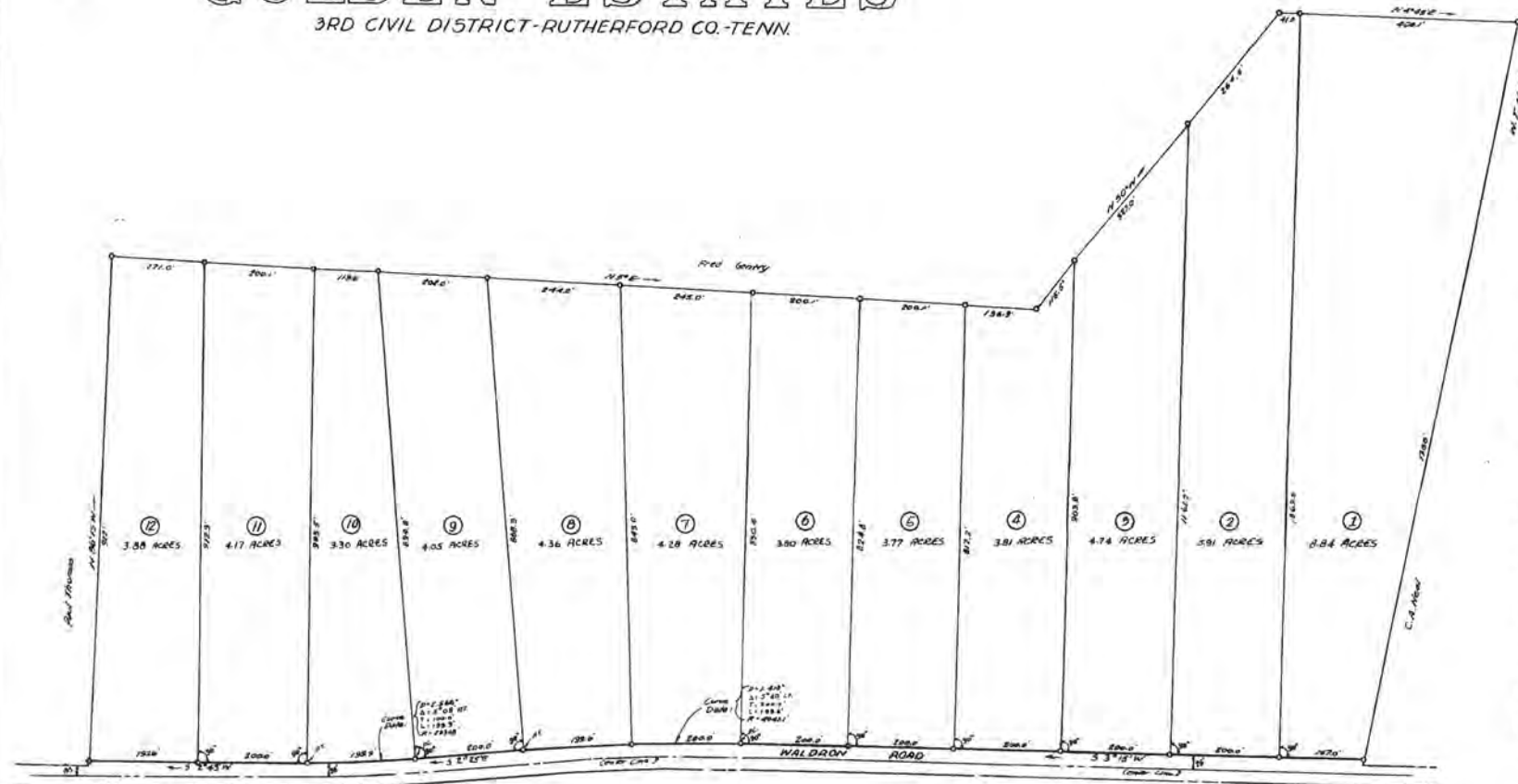


Plat Book 2, Page 102

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GOLDEN ESTATES

3RD CIVIL DISTRICT-RUTHERFORD CO. TENN.



STATE OF TENNESSEE
RUTHERFORD COUNTY
Office of the Register
I, David Walker, Register do hereby certify that the foregoing instrument and contents are correct as they were presented to me on the 10th day of October 1963 and entered in these books on the 10th day of October 1963.
David Walker, Register
For 1 by David Walker, Register



Scale 1"=100'
0 Street Pin
All bearings are magnetic.

CERTIFICATE OF CORRECTNESS AND VERIFICATION

I, the undersigned, being a duly qualified and sworn Surveyor, do hereby certify that the foregoing plat is a true and correct representation of the land described therein, and that the same has been duly recorded in the office of the Register of Rutherford County, Tennessee, on the 10th day of October 1963.

Witness my hand and seal of office this 10th day of October 1963.
David Walker, Register
For 1 by David Walker, Register

CERTIFICATION OF THE APPEAL OF STREETS AND UTILITIES
I hereby certify that the water supply and sewage disposal system, as shown on the plat, is in accordance with the requirements of the City of Rutherford County, Tennessee, and that the same has been duly approved by the City Engineer.

I, the undersigned, being a duly qualified and sworn Surveyor, do hereby certify that the foregoing plat is a true and correct representation of the land described therein, and that the same has been duly recorded in the office of the Register of Rutherford County, Tennessee, on the 10th day of October 1963.

CERTIFICATION OF THE APPEAL OF WATER AND SEWERAGE SYSTEMS
I hereby certify that the water supply and sewage disposal system, as shown on the plat, is in accordance with the requirements of the City of Rutherford County, Tennessee, and that the same has been duly approved by the City Engineer.

I, the undersigned, being a duly qualified and sworn Surveyor, do hereby certify that the foregoing plat is a true and correct representation of the land described therein, and that the same has been duly recorded in the office of the Register of Rutherford County, Tennessee, on the 10th day of October 1963.

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the foregoing plat is a true and correct representation of the land described therein, and that the same has been duly recorded in the office of the Register of Rutherford County, Tennessee, on the 10th day of October 1963.

Witness my hand and seal of office this 10th day of October 1963.
David Walker, Register
For 1 by David Walker, Register