

**AGENDA**  
**La Vergne Planning Commission**  
July 26, 2022 at 6:00 p.m.

- Call Meeting to Order
- Determine Quorum.
- Approve Minutes: **June 28, 2022 Regular Meeting**

**OLD BUSINESS**

1. Site Plan - Commercial Shell Building, Lot 3 - New Building totaling 11,400 Square Feet on 1.96 Acres. Requested by James Lukens. Property located at 5486 Murfreesboro Road (Tax Map 18B, Group E, Parcel 5.02). C-2 (Highway Service Commercial) Zoning District. Property owned by Jamshid Sharifi, Jamshid Mohebbi & Peyman Behrouzi.
2. Site Plan - 290 Tech Park Industrial - New Building totaling 48,000 Square Feet on 4.47 Acres. Requested by Fulmer - Lucas. Property located at 290 Tech Park Drive (Tax Map 29, Parcel 5.12). I-2 (Heavy Industrial) Zoning District. Property owned by Five Star Investment LP.

**NEW BUSINESS**

3. Concept Plan - 703 Waldron Road - 313 Residential Lots & 162 Townhomes on 120.71 Acres. Requested by SEC, Inc. Property located at 703 Waldron Road (Tax Map 29, Parcel 22.02). R-3 (High Density Residential) Zoning District. Property owned by John M. Gilliland Living Trust.
4. Final Plat - McCormick Place - 28 Lots & Three Open Space Lots on 8.62 Acres. Requested by Wamble & Associates. Property located on Bill Stewart Blvd. (Tax Map 14, Group A, Parcel 1.01 and Tax Map 14, Parcels 36, 36.01 & 36.02). PDR (Planned Density Residential) with an R-2 Base (Medium Density Residential) Zoning District. Property owned by Amnon Shreibman.
5. Site Plan - Packaging Fulfillment - New Building Addition totaling 14,625 Square Feet on 4.15 Acres. Requested by Huddleston Steele. Property located at 1241 Heil Quaker Blvd. (Tax Map 17, Parcel 30.01). I-2 (Heavy Industrial) Zoning District. Property owned by Mark L. Mondelli Etux Brenda.
6. Final Plat - The Retreat at Finch Branch, Section 2 - 31 Lots on 12.89 Acres. Requested by SEC, Inc. Property located off Irvin and Greenwood Drives (Tax Map 17L, Group A, Parcel 8.04). R-2 (Medium Density Residential) Zoning District. Property owned by Robert & Joan Waldron.

7. Conceptual Site Plan - Brookside Park - Proposed City Park with Soccer Field, Walking Trail, Shelter and Other Amenities on 1.25 Acres. Requested by the City of La Vergne. Property located between Mountain Top Trail & Peak Top Trail (Tax Map 29H, Group B, Parcel 82). R-2 (Medium Density Residential) Zoning District. Property owned by the City of La Vergne.
8. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance - Lt. Frank Walkup, Phases 1 & 2. Property located off Jones Mill Road. Requested by Wamble & Associates. R-1 (Low Density Residential) Zoning District.
9. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance - Minerva Village, Phase 1. Property located off Sand Hill Road. Requested by Wamble & Associates. R-2 (Medium Density Residential) Zoning District.
10. Motion to Conduct a Public Hearing on August 30, 2022 for Planning Commission Resolution #2022-02 which will Amend the City of La Vergne Subdivision Regulations to Comply with Public Chapter #1128 that Prohibits the Planning Commission from Generally Requiring the Dedication of Land or Payment of Fees in Exchange for the Approval of the Development of Property.
11. Bonds/Letters of Credit Update.

## **ADJOURN**