

**AGENDA**  
**La Vergne Planning Commission**  
September 27, 2022 at 6:00 p.m.

- Call Meeting to Order
- Determine Quorum
- Approve Minutes: **August 30, 2022 Public Hearing** and **Regular Meeting**

**OLD BUSINESS**

1. 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.
2. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance - Minerva Village, Phase 1. Property located off Holland Ridge Road. Requested by Wamble & Associates. R-3 (High Density Residential) Zoning District.
3. Site Plan - Dous Retail Center - Building totaling 4,200 Square Feet on 1.28 Acres. Requested by Chet Rhodes. Property located at 5130 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1). C-2 (Highway Service Commercial) Zoning District. Property owned by TN Group Properties, LLC.
4. Site Plan - Armstrong Relocation Expansion - New Building Addition totaling 72,500 Square Feet. Requested by LBYD Engineers. Property located at 100 Armstrong Court (Tax Map 29, Parcel 2.16). I-2 (Heavy Industrial) Zoning District. Property owned by Armstrong Interchange.
5. Site Plan - Pride Truck Sales - Addition of 49 Parking Spaces on 13.18 Acres. Requested by SEC, Inc. Property located at 171 Industrial Blvd. (Tax Map 17O, Group B, P/O Parcel 5). I-2 (Heavy Industrial) Zoning District. Property owned by 131 Industrial Blvd. Holding Corp.

**NEW BUSINESS**

6. Preliminary Plat - Arbor Ridge, Sections 1, 2 & 3 - 95 Lots on Approximately 32 Acres. Requested by SEC. Property located on Waldron Road (Tax Map 32, Parcel 4). PDR (Planned Density Residential) Zoning District. Property owned by BRS Development.

7. Site Plan - Palm Commodities - Addition of 32 Parking Spaces on 4.11 Acres. Requested by GMC. Property located at 1289 Bridgestone Parkway (Tax Map 17, Parcel 28.04). I-2 (Heavy Industrial) Zoning District. Property owned by FIJI Strategic Realty Investors, LLC.
8. Site Plan - Palm Commodities - New Building Addition totaling 5,400 Square Feet on 4.11 Acres. Requested by CIA, LLC. Property located at 1289 Bridgestone Parkway (Tax Map 17, Parcel 28.04). I-2 (Heavy Industrial) Zoning District. Property owned by FIJI Strategic Realty Investors, LLC.
9. Site Plan - 5450 Murfreesboro Road - New Retail Building Totaling 11,550 Square Feet on 1.53 Acres. Requested by Huddleston - Steele, Inc. Property located at 5450 Murfreesboro Rd. (Tax Map 18B, Group E, Parcel 3). C-2 (Highway Service Commercial) Zoning District. Property owned by FHYM Realty Investors, LLC
10. Set Bond Amount for The Retreat at Finch Branch, Section 2 (Tax Map 17L, Group A, Parcel 8.04). R-2 (Medium Density Residential) Zoning District.
11. Bonds/Letters of Credit Update.
12. Discussion – Zoning Ordinance Adoption Process.

## **ADJOURN**