

There will be a Public Hearing on April 6<sup>th</sup>, 2010 at 6:30 pm regarding the implementation of two overlay districts within the City of La Vergne.

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**-Overlay Districts are put into place to enhance the design standards for construction. The underlying zoning (residential, commercial, etc.) does not change.**

**-These additional requirements include:**

**a. building exteriors to be made up of 75% brick, stone, and/or stucco.**

**b. installation of decorative streetlights and underground utilities.**

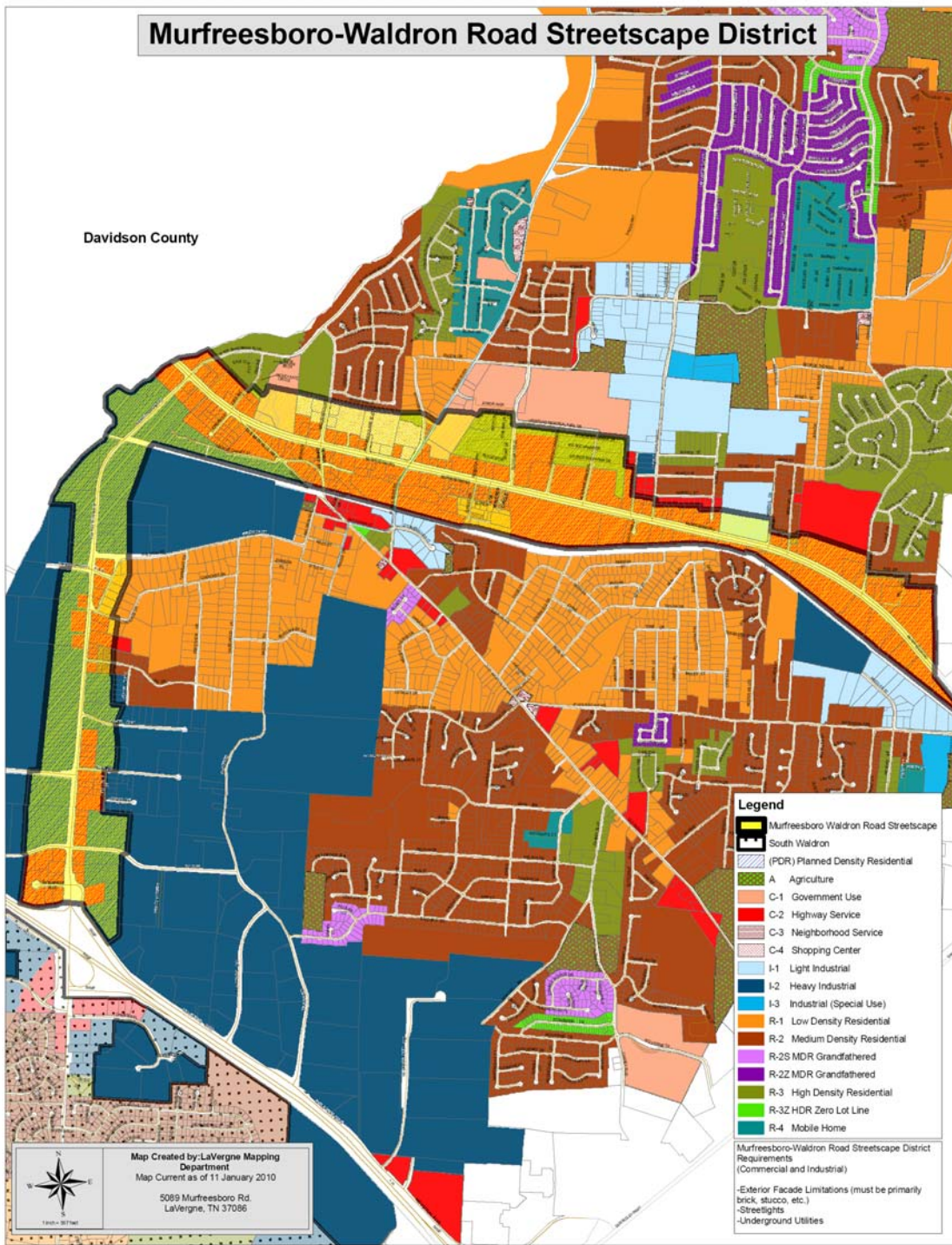
**-An incentive for commercial development that includes pedestrian malls or public squares is also included in both districts.**

**-The Waldron\Murfreesboro Road Streetscape District includes the property along and near Waldron and Murfreesboro Roads, north of I-24. New commercial and industrial construction, as well as major additions of 50% or greater, will be required to meet these standards.**

**-The South Waldron Overlay District includes most of the property south of I-24. This district is the same, except that it includes multifamily development, which includes townhomes, apartments, and condominiums.**

# Murfreesboro-Waldron Road Streetscape District

Davidson County



- Legend**
- Murfreesboro Waldron Road Streetscape District
  - South Waldron
  - (PDR) Planned Density Residential
  - A Agriculture
  - C-1 Government Use
  - C-2 Highway Service
  - C-3 Neighborhood Service
  - C-4 Shopping Center
  - I-1 Light Industrial
  - I-2 Heavy Industrial
  - I-3 Industrial (Special Use)
  - R-1 Low Density Residential
  - R-2 Medium Density Residential
  - R-2S MDR Grandfathered
  - R-2Z MDR Grandfathered
  - R-3 High Density Residential
  - R-3Z HDR Zero Lot Line
  - R-4 Mobile Home

Murfreesboro-Waldron Road Streetscape District Requirements (Commercial and Industrial)

- Exterior Facade Limitations (must be primarily brick, stucco, etc.)
- Streetlights
- Underground Utilities

Map Created by: LaVergne Mapping Department  
 Map Current as of 11 January 2010  
 5089 Murfreesboro Rd.  
 LaVergne, TN 37086

# South Waldron Overlay District

**Legend**

-  Murfreesboro Waldron Road Streetscape
-  South Waldron
-  (PDR) Planned Density Residential
-  A Agriculture
-  C-1 Government Use
-  C-2 Highway Service
-  C-3 Neighborhood Service
-  C-4 Shopping Center
-  I-1 Light Industrial
-  I-2 Heavy Industrial
-  I-3 Industrial (Special Use)
-  R-1 Low Density Residential
-  R-2 Medium Density Residential
-  R-2S MDR Grandfathered
-  R-2Z MDR Grandfathered
-  R-3 High Density Residential
-  R-3Z HDR Zero Lot Line
-  R-4 Mobile Home


South Waldron Overlay District Requirements  
(Commercial, Industrial, and Multifamily)

- Exterior Facade Limitations (must be primarily brick, stucco, etc.)
- Streetlights
- Underground Utilities
- Modified Landscaping and Setbacks

Davidson County

Williamson County

Town of Smyrna



Map Created by: LaVergne Mapping  
Department  
Map Current as of 11 January 2010  
5069 Murfreesboro Rd.  
LaVergne, TN 37086

# Please Remember to Fill Out and Turn In Your 2010 Federal Census!

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**-The City of La Vergne receives \$112.46 per each additional person – which believe it or not, makes a big difference in the city budget if even a few people are not counted. The State of Tennessee uses the Census numbers to calculate state-shared revenue.**

**-Based on projected population, the City of La Vergne should have over 30,000 people at this time, which would total between \$100,000 and \$150,000 per year more for the City, depending on the actual count.**

**-This additional funding can free up money for city projects and necessities, which helps keep taxes low.**