

AGENDA

**THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A
REGULAR MEETING ON TUESDAY, FEBRUARY 22 AT 5:00 PM IN THE TOWN
HALL MEETING ROOM AT 200 NORTH CASTLE HEIGHTS AVENUE**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

CHAIRMAN'S COMMENTS

STAFF REPORTS

1. Sidewalks
2. Block length
3. Transparency

COMMITTEE REPORTS

1. SP & Annexation
2. Historic Preservation
3. Sidewalk, Bike, and Trails
4. Zoning

CHANGES TO THE AGENDA

PUBLIC HEARING

1. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 34.85 acres of the Future Land Use Amendment for Proposed Rezoning on Sparta Pike project at 1317 & 1331 Sparta Pike and 85 Eastover Road (Tax Map 82 Parcels 81, 81.01 & 84) from CI to IL in Ward 2 (PN 690848, 690851 & 692617)
2. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 40.6 acres of the Lebanon Outlet Mall project at 1 Outlet Village Boulevard (Tax Map 81 Parcel 95) in the South Hartmann Overlay from CI to CXU in Ward 3 (PN 691294)
3. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 40.58 acres of the Five Oaks Residential Mixed-Use Project at an unaddressed property on Horn Springs Road (Tax Map 46 Parcel 38) from RPO to FLH8 & FLH16 near Ward 6 (PN 698531)

APPROVAL OF MINUTES

Regular called January 25, 2022 Planning Commission Meeting

1. Request by Horizon Development for preliminary plat approval for Bethlehem Ridge, a 180-lot subdivision on about 111.0 acres at 225 Bethlehem Road (Tax Map 69 Parcel 13.09) zoned RS20 in Ward 6 (PN 515058) (pg 2)
2. Request by Griffin Partners Development for site plan approval for Hwy 109 Warehouses, a non-residential development on about 255 acres at an unaddressed property on Cedar Creek Lane (Tax Map 94 Parcel 31) zoned IP in Ward 4 (PN 656681) (pg 5)
3. Request by Jon Kodi for site plan approval for The Freight Yard, a non-residential development on about 1.04 acres at 308 and 314 S Cumberland Street (Tax Map 68L Group D Parcel 13) zoned IL in Ward 3 (PN 647401) (pg 7)
4. Request by Fred Burton for rezoning approval for about 28.8 acres at 76 properties of the Bluebird Urban Renewal Subdivision, Bluebird Urban Renewal 2 Subdivision, and Your Subdivision from R2 to RS9 in Ward 2 (PN 647431) (pg 10)

NEW BUSINESS

1. Request by Tamarack Land Tennessee, LLC for preliminary plat approval for Coles Ferry, a 65-lot conservation subdivision on about 54.21 acres at 1920 Coles Ferry Pike (Tax Map 58 Parcel 26) zoned RS9 & RR in Ward 1 (PN 696958) (pg 26)
2. Request by Avice Cummins for final plat approval for the Edna Mai Hayes & Heirs Property, a 4-lot subdivision on about 8.69 acres at 1000 Highway 109 N (Tax Map 70 Parcel 81) zoned R-1 in the County (PN 699159) (pg 28)
3. Request by Joshua Gunnels for site plan approval for 109 Dental Office, a non-residential development on about 1.35 acres at an unaddressed property on Highway 109 N (Tax Map 79) Parcel 43) zoned CS in Ward 4 (PN 696968) (pg 30)
4. Request by Raymond Harris for a future land use plan amendment for about 34.85 acres of the Future Land Use Amendment for Proposed Rezoning on Sparta Pike project at 1317 & 1331 Sparta Pike and 85 Eastover Road (Tax Map 82 Parcels 81, 81.01 & 84) from CI to IL in Ward 2 (PN 690848, 690851 & 692617) (pg 32)
5. Request by Raymond Harris for rezoning approval for about 34.85 acres of the Proposed Rezoning on Sparta Pike project at 1317 & 1331 Sparta Pike and 85 Eastover Road (Tax Map 82 Parcels 81, 81.01 & 84) from CG & CS to IP in Ward 2 (PN 683927, 683923 & 692621) (pg 36)
6. Request by Lebanon Realty for a future land use plan amendment for about 40.6 acres of the Lebanon Outlet Mall project at 1 Outlet Village Boulevard (Tax Map 81 Parcel 95) in the South Hartmann Overlay from CI to CXU in Ward 3 (PN 691294) (pg 43)

7. Request by Lebanon Realty for a South Hartmann Overlay amendment for about 40.6 acres of the Lebanon Outlet Mall project at 1 Outlet Village Boulevard (Tax Map 81 Parcel 95) from AS-IC to WU-TCMx/TRC in Ward 3 (PN 697814) (pg 45)
8. Request by Lebanon Realty for rezoning approval for about 40.6 acres of the Lebanon Outlet Mall project at 1 Outlet Village Boulevard (Tax Map 81 Parcel 95) in the South Hartmann Overlay from CG to CN in Ward 3 (PN 697852) (pg 47)
9. Request by Akbar K. Arab for rezoning approval for about 12.2 acres of the Proposed Rezoning of S. Hartmann Property project at an unaddressed property on Leeville Pike (Tax Map 69 Parcel 42) in the South Hartmann Overlay from RR to CN in Ward 4 (PN 697413) (pg 51)

DIRECTOR'S COMMENTS

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