

AGENDA

THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A REGULAR MEETING ON TUESDAY, MARCH 19, 2019 AT 11:00 AM IN THE TOWN HALL MEETING ROOM AT 200 NORTH CASTLE HEIGHTS AVENUE

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

CHAIRMAN'S COMMENTS

CHANGES TO THE AGENDA

PUBLIC HEARING

1. **Public Hearing** on the proposed amendment to the Future Land Use Plan of about 1.26 acres at 12 Franklin Road (Tax Map 81C Group D Parcel 4) from MDR to RMU in Ward 3 (Planning Commission Resolution 19-02)

APPROVAL OF MINUTES

Regular Called February 26, 2019 Planning Commission Meeting

OLD BUSINESS

1. Request by Jack Bell for preliminary plat approval for Stratford Station, a 221-lot subdivision on about 49.79 acres at 2135 Lebanon Road (Tax Map 57 Parcel 27) zoned CN in Ward 6

NEW BUSINESS

1. Request by Hartmann Crossing Development Group for preliminary plat approval for Hartmann Crossing Master Plan, a 119-lot subdivision on about 43.23 acres at an unaddressed property on Rutledge Lane (Tax Map 59 Parcel 17.04) zoned RD9 in Ward 1
2. Request by Lewis Vaden for final plat approval for Subdivision of the Lewis Vaden Property, a 6-lot subdivision on about 18.20 acres at 918 Rome Pike (Tax Map 59 Parcel 64) Zoned R-1 in the Urban Growth Boundary
3. Request by American Wonder Porcelain for site plan approval for American Wonder Porcelain, Proposed Finished Goods Warehouses, a non-residential development of about 89,600 sq. ft. on about 147.94 acres at 5 Wonder Lane (Tax Map 55 Parcel 55) zoned IP in Ward 6

4. Request by Krishna Patel for site plan approval for Bellvue and Belcher Townhome-Phase 1, a development of 30 units on about 0.23 acres at 60, 70, 101, 109, 115, & 145 Bellvue Drive and 235, 241, & 260 Belcher Drive (Tax Map 81J Group A Parcels 2,3,4,5,8,9,10, & 11) zoned CN in Ward 3
5. Request by Lebanon Market Place for site plan approval for S.R. Residential, Aviation Way Multifamily, a development of 240 units on about 17.19 acres at 909 South Hartmann Drive (Tax Map 81 Parcel 2.02) zoned CS in Ward 4
6. Request by Randall Fuller for site plan approval for Park Avenue Cottages, a development of 6 units on about 0.97 acres at 554 Park Avenue (Tax Map 67I Group F Parcel 14) zoned CN in Ward 2
7. Request by Craighead Home Sales for site plan approval for Creekside Village, a development of 21 units on about 4.29 acres at 834 Coles Ferry Pike (Tax Map 58 Parcel 52) zoned RM6 in Ward 1
8. Request by Staff for abandonment of the unopened right-of-way for Linwood Drive in Ward 5
9. Request by Chip Smith for rezoning approval of about 4.26 acres at an unaddressed property and 1928 Leeville Pike and an unaddressed property on South Hartmann Drive (Tax Map 68 & 69 Parcels 19, 42.04 & 42.05) from CS to CG in Ward 3
10. Request by Brookside Properties Inc. for rezoning approval of about 100.17 acres at 2770 Tuckers Gap Road (Tax Map 80 Parcel 23.03) from RS20 to CS in Ward 4
11. Request by Brookside Properties Inc. for rezoning approval of about 29.61 acres at an unaddressed property on Tuckers Gap Road (Tax Map 80 Parcel 20.02) from RS20 to CS in Ward 4
12. Request by Jonathan Dugdale for rezoning approval of about 20.49 acres at 107 Hartmann Commerce Drive, an unaddressed property at Old Murfreesboro Road, an unaddressed property on Southgate Way, & an unaddressed property on South Hartmann Drive (Tax Map 81 Parcels 86.05, 86.13, 86.18 & 87.06) from CG to CN in Ward 3
13. Request by Wilson County Community Help Center for rezoning approval of about 1.92 acres at 203 West High Street (Tax Map 68D Group C Parcel 15) from R2 to CG in Ward 2
14. Request by Charles Martin for Future Land Use Plan amendment on about 1.26 acres at 12 Franklin Road (Tax Map 81C Group D Parcel 4) from MDR to RMU in Ward 3
15. Request by Charles Martin for rezoning approval of about 1.26 acres at 12 Franklin Road (Tax Map 81C Group D Parcel 4) from RD9 to CN in Ward 3
16. Request by Gwaltney Communities, LLC for extension of site plan approval of Stonehenge Apartments, an apartment development of about 228 units on about 13.21 acres at 2645 Highway 109 North (Tax Map 56 Parcels 60.02 and 60.03) zoned CS in Ward 6

17. Request by Staff for Zoning Code Amendment to amend Title 14 Appendix D: Off-Street Parking Requirements, Commercial Facilities, Entertainment & Amusement Services to decrease the required parking spaces for Bowling Alleys
18. Request by Camille Burdine for a Resolution to defer all rezoning requests within the Downtown Focus Area of the Comprehensive Plan from RD9- Medium Density Residential to any commercial zoning district designation.
19. Request by Mayor Ash for an Ordinance to amend Title 14 to add the use abortion clinics to CN and IP zoning districts near hospitals.

PLANNING COMMENTS

COMMISSIONER COMMENTS

ADJOURN