

## **AGENDA**

**THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A REGULAR MEETING ON TUESDAY, APRIL 23, 2019 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**

### **CHANGES TO THE AGENDA**

### **PUBLIC HEARING**

1. **Public Hearing** on the proposed amendment to the Future Land Use Plan of about 6.48 acres at 1060 Cainsville Road (Tax Map 82 Parcel 1.03) from C to I in Ward 3 (Planning Commission Resolution 19-03)

### **APPROVAL OF MINUTES**

Regular Called March 26, 2019 Planning Commission Meeting

### **CONSENT**

1. Request by Walker Estates, LLC for preliminary plat approval for Walker Estates Section 2, Phase 2 & 3, a 26-lot subdivision on about 7.87 acres at an unaddressed property on Raden Drive (Tax Map 59 Parcel 29) zoned RS9 in Ward 1
2. Request by Stream's Edge Properties LLC for preliminary plat approval for Dayton Freight Terminal, a 3-lot subdivision on about 36.92 acres at 1191 South Hartmann Drive (Tax Map 81 Parcel 111.01) zoned CG and IP in Ward 3
3. Request by Stream's Edge Properties LLC for final plat approval for Dayton Freight Terminal, a 3-lot subdivision on about 36.92 acres at 1191 South Hartmann Drive (Tax Map 81 Parcel 111.01) zoned CG and IP in Ward 3

### **OLD BUSINESS**

1. 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

2. Request by Stevens Group for site plan approval for Lot 22A, Eastgate Business Park, a non-residential development of about 10,251 sq. ft. on about 9.06 acres at 6100 and 6120 East Division Street (Tax Map 79 Parcel 69.15) zoned IP and IH in Ward 4
3. Request by Tracey Markman for the abandonment of the unopened right-of-way for Linwood Drive in Ward 5

## **NEW BUSINESS**

1. Request by Willard Gailbreath for final plat approval for Willard Gailbreath Property, a 2-lot subdivision on about 8.57 acres at 3668 Coles Ferry Pike (Tax Map 45 Parcel 11.03) zoned R-1 in the Urban Growth Boundary
2. Request by Middle Tennessee Electric Membership Corporation for site plan approval for MTEMC Branch Office Renovations, a non-residential development of about 1,860 sq. ft. on about 10.77 acres at 201 Maddox Simpson Parkway (Tax Map 81 Parcel 85.01) zoned IP in Ward 3
3. Request by Frank Bryant for site plan approval for Expo Business Park, a non-residential development of about 20,000 sq. ft. on about 3.08 acres at an unaddressed property on East Baddour Parkway (Tax Map 67I Group D Parcel 2.01) zoned CS in Ward 2
4. Request by B&B Enterprises for site plan approval for Carver Station, a development of 105 units on about 11.81 acres at 208 Carver Lane (Tax Map 57 Parcel 62) zoned RP2 in Ward 5
5. Request by Lebanon Platinum, LLC for site plan approval for Tru Hotel, a non-residential of about 87,375 sq. ft. on about 3.71 acres at 1045, 1055, and 1075 Franklin Road (Tax Map 81 Parcel 15) zoned CG in Ward 4
6. Request by Raymond Harris for Future Land Use Plan amendment of about 6.48 acres at 1060 Cainsville Road (Tax Map 82 Parcel 1.03) from C to I in Ward 3
7. Request by Raymond Harris for rezoning approval of about 6.48 acres at 1060 Cainsville Road (Tax Map 82 Parcel 1.03) from CG to IL in Ward 3
8. Request by Craighead Home Sales for rezoning approval of about 12.79 acres at 865 & 879 Coles Ferry Pike (Tax Map 58 Parcel 49 and 50) from RS20 to RM6 in Ward 1
9. Request by MIDTNDEV for plan of services approval of the Orchards of Lebanon for about 150 acres at an unaddressed property on Maple Hill Road (Tax Map 46 Parcel 21.01) and zoning to RS9 to be added to Ward 6
10. Request by MIDTNDEV for annexation and zoning approval of the Orchards of Lebanon, about 150 acres at an unaddressed property on Maple Hill Road (Tax Map 46 Parcel 21.01) and zoning to RS9 to be added to Ward 6

11. Request by Staff for Zoning Code amendment to Title 14 Chapter 8 Development Standards Section 14.808 Building Design to add the CD- Commercial Downtown zoning district to Subsection G. Standards Specific to Urban Mixed-use/ Commercial District DMU
12. Request by McClain Christian Academy for a Zoning Code Amendment to amend Title 14, Chapter 8, Section 14.803 Supplemental Bulk Regulations Subsection H. Portable Building Regulations to allow temporary classroom buildings
13. Request by Staff for approval of the Square Historic Preservation Overlay District of about 14 acres including 109 & 113 East Gay Street, 102, 103, 104, 105, 106, 108, 110, 111, 112, 113, 114, 115, & 203 East Main Street, 106, 118, 200, 209 & unaddressed East Market Street, 104-106, 108, 116, 120, & 124 North College Street, 105, 106, 107, 109, 111, 113, & 115 North Cumberland Street, 100, 101, 102, 103, 104, 105, 107, 108, 109, 110, 112, 118-121, 124, 126, 128, 129, 130, 132, 133, 135, 137, 138, 140, 142, 144, 146, 149, 150, 151, & Unaddressed Public Square, 102, 104, & 106 South College Street, 105, 108, 107-111, 113, & Unaddressed South Cumberland Street, Unaddressed West Gay Street, and 102, 103, 104-106, 107, 108, 109, 110, 120, & unaddressed West Main Street (Tax Map 68E Group P Parcel 1, 2, 3, 4, 5.01, 5.02, 6, 7, 7.01, 8, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24, & 25, Tax Map 68E Group C Parcel 11, Tax Map 68E Group O Parcel 1, 2, 2.01, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, & 30.01, Tax Map 68E Group B Parcel 16 & 17, Tax Map 68E Group N Parcel 1, 1.01, 1.02, 2, 3, 3.01, 3.02, & 4, and Tax Map 68E Group Q Parcel 1, 2, 2.01, 2.02, 2.03, 3, 4, 5, 6, 7, 9, 10, 11, 13, 14 & 14.01)

## **PLANNING COMMENTS**

## **COMMISSIONER COMMENTS**

## **ADJOURN**