

AGENDA

THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A REGULAR MEETING ON TUESDAY, APRIL 25, 2023, 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

Sidewalks

COMMITTEE REPORTS

1. SP & Annexation
2. Historic Preservation
3. Sidewalk, Bike, and Trails
4. Zoning
5. Residential Development
6. Training

CHANGES TO THE AGENDA

PUBLIC HEARING

1. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 1.44 acres at 108 Hartmann Commerce Drive (Tax Map 81 Parcel 87.14) from CMO to CI in Ward 3
2. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 3.24 acres at 305 & 310 S Cumberland Street (Tax Map 68L Group D Parcel 28) from IH to DXU in Ward 3, and about 2.54 acres at 223, 301, and unaddressed S College Street (Tax Map 68L Group F Parcels 6, 6.01, & 7) from IL to DXU in Ward 2
3. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 12.52 acres at 1732 and unaddressed properties on W Old Murfreesboro Road (Tax Map 81 Parcels 107, 108 & 109) from RXH to CI in Ward 3

APPROVAL OF MINUTES

Regular called March 28, 2023 Planning Commission Meeting

CONSENT AGENDA

1. Request by Jeff Rowlett for final plat approval for Forest of Lebanon, Phase 5, a 47-lot subdivision on about 97.71 acres at an unaddressed property on Cherrydale Drive (Tax Map 47 Parcel 26.03) zoned RS20 in Ward 6 (PN 985420)
2. Request by Fred Yates for final plat approval for Final Plat of Section 3 Manor View Subdivision, a 14-lot subdivision on about 3.63 acres at an unaddressed property on Classic View Drive (Tax Map 57 Parcel 54) zoned R2 in Ward 5 (PN 985453)
3. Request by DRP TN 1, LLC for final plat approval for Waverly Subdivision - Phase 7, a 45-lot conservation subdivision on about 12.1 acres at an unaddressed property on Mables Way (Tax Map 70 Parcel 83) zoned RS9 in Ward 4 (PN 986730)
4. Request by CND Five Oaks for final plat approval for Five Oaks Phase 5 Section 5, a 24-lot subdivision on about 4.44 acres at P/O unaddressed property on Rosenhaven Court (Tax Map 46 Parcel 43) zoned FOGCPUD in Ward 6 (PN 913085)
5. Request by Chick-fil-a, INC for site plan approval for Chick-fil-A #2985 -Lebanon, TN, a non-residential development on about 1.24 acres at 706 S Cumberland Street (Tax Map 81 Parcel 33) zoned CG in Ward 3 (PN 966849)

NEW BUSINESS

1. Request by Suncrest Real Estate & Land for preliminary plat approval for Barton Village – Revised Preliminary Plat, a 777-lot conservation subdivision on about 240.97 acres at unaddressed properties on South Hartmann Drive, Bartons Creek Road & Pinhook Road (Tax Map 81 Parcels 122 and 124, Tax Map 92 Parcels 88.09 and 89.01 & Tax Map 93 Parcel 18.01) zoned BVSP, RS6 & RS9 in Ward 3 (PN 986783)
2. Request by Delta Holdings, LLC for site plan approval for Smartpark North, a non-residential development on about 5.43 acres at 321 Maddox-Simpson Parkway (Tax Map 81 Parcel 75) zoned IP in Ward 3 (PN 975466)
3. Request by Lochinvar, LLC for site plan approval for AOS/Lochinvar Expansion, a non-residential development on about 119 acres at 300 Maddox-Simpson Parkway (Tax Map 92 Parcel 26) zoned IP in Ward 3 (PN 971517)
4. Request by Red Carpet Liquors for site plan approval for Red Carpet Liquors- Hamilton Springs, a non-residential development on about 1.86 acres at an unaddressed property on Lebanon Road (Tax Map 57 Parcel 8.04) zoned HSSP in Ward 5 (PN 969982)
- 5 - 7. Request by Hartmann Group for future land use plan amendment approval from CMO to CI, South Hartmann Overlay amendment approval from AS-OM to AS-IC, and rezoning approval from CN to CG for about 1.44 acres at 108 Hartmann Commerce Drive (Tax Map 81 Parcel 87.14) from CMO to CI in Ward 3 (PN 972555 & 972564)

8. Request by Councilman Burdine and Burton for future land use plan amendment approval for about 3.24 acres at 305 & 310 S Cumberland Street (Tax Map 68L Group D Parcel 28) from IH to DXU in Ward 3, and about 2.54 acres at 223, 301, and unaddressed S College Street (Tax Map 68L Group F Parcels 6, 6.01, & 7) from IL to DXU in Ward 2 (PN 987303)
9. Request by Johnathan Long for rezoning approval for about 4.44 acres of the Kept Well Storage – Specific Plan project at 1141 Murfreesboro Road (Tax Map 81 Parcel 86.11) from CG to KWSSP in Ward 3 (PN 969088)
10. Request by Mattie Neely for a Zoning Code amendment to update Title 14, Chapter 9, Section 14.902 FPD - Floodplain Overlay District
11. Request by Staff to take boarding houses out of the summary paragraph of the RD9 Zoning District
12. Request by Staff to take building square footage out of the summary paragraph of the CS Zoning District

DIRECTOR'S COMMENTS

ADJOURN