

AGENDA

THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A
REGULAR MEETING ON TUESDAY, MAY 24 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

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 0.71 acres of the Rocky Road project at 109 Rocky Road (Tax Map 68A Group B Parcels 38 & 39) from RxH to IL in Ward 5 (PN 745247)
2. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 28.41 acres of the Comer II project at unaddressed properties on Murfreesboro Road (Tax Map 92 Parcels 53.01 & 54.02) from RxH & IL to FLH16 in and near Ward 3 (PN 715035)
3. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 25.5 acres of the Hickory Ridge SP at 6505 Hickory Ridge Road (Tax Map 70 Parcel 69.02) and zoning to HRDSP to be added to Ward 4 (PN 707826).
4. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 30 acres of the Cedartree Development project 4455 Highway 109 N, unaddressed property on Lebanon Road, and 841, 880, 887 & 926 E Old Laguardo Rd (Tax Map 48 Parcels 39, 39.02, 47, 47.02 & 47.03 & Tax Map 56 Parcel 1) from FLH2, FLH3 & RPO to CI & IL in and near Ward 6 (PN 734200)

APPROVAL OF MINUTES

Regular called April 26, 2022 Planning Commission Meeting

CONSENT AGENDA

1. Request by John Blackwell for site plan approval for East of Nashville Beer Works, a non-residential development on about 1.69 acres at 1688 Callis Road (Tax Map 79 Parcel 56.02) zoned IL in Ward 4 (PN 740488)
2. Request by Horizon Development LLC for final plat approval for Final Plat Phase 5, Bonnie Oaks Subdivision, a 12-lot subdivision on about 4.46 acres at an unaddressed property on Twyla Drive (Tax Map 67 Parcel 5.10) zoned RD9 in Ward 2 (PN 759862)
3. Request by Kelly Granson for gate approval for Odum Ln Hixson Blvd Gate, at 1015 Hixson Boulevard (Tax Map 116 Parcel 20) zoned IP in Ward 4 (PN 760370)

OLD BUSINESS

1. Request by K&A Land Surveying, INC for final plat approval for Mayfair Meadows, Section 4, Future Development Lot, a 4-lot subdivision on about 1.95 acres at an unaddressed property on Stroud Drive (Tax Map 59 Parcel 29.01) zoned RD9 in Ward 1 (PN 740251)
2. Request by Midway Trailers, Inc for site plan approval for Midway Trailers, a non-residential development on about 15.3 acres at 990 Hixson Boulevard (Tax Map 101 Parcel 32) zoned IP in Ward 4 (PN 740495)
3. Request by Transportation Services, Inc. for site plan approval for the McCartney Property Development, a non-residential development on about 6.4 acres at an unaddressed property on Maddox Simpson Parkway (Tax Map 81 Parcel 86) zoned IP in Ward 3 (PN 740351)
4. Request by Krishna Patel for site plan approval for the Franklin Road Mixed Use – Phase 1 project, a mixed-use development on about 4.93 acres at 1680 Franklin Road in the South Hartmann Gateway Overlay (Tax Map 81 Parcel 116.03) zoned CS in Ward 3 (PN 482044)
5. Request by Warden Capital TN, Briskin Lane LLC for site plan approval for 704 Briskin Lane, a non-residential development on about 18.95 acres at 704 Briskin Lane (Tax Map 82 Parcel 3.01) zoned IL in Ward 2 (PN 740246)

NEW BUSINESS

1. Request by Goodwill Industries for preliminary plat approval for Resubdivision of Lot 1 & Consolidation Wilson County Livestock Market Partnership Property, a 2-lot subdivision on about 6.95 acres at 1414 & an unaddressed property on W Main Street (Tax Map 68A Group A Parcels 3 & 4) zoned CG in Ward 5 (PN 769111)

2. Request by Goodwill Industries for final plat approval for Resubdivision of Lot 1 & Consolidation Wilson County Livestock Market Partnership Property, a 2-lot subdivision on about 6.95 acres at 1414 & an unaddressed property on W Main Street (Tax Map 68A Group A Parcels 3 & 4) zoned CG in Ward 5 (PN 760012)
3. Gregory Dental Group for site plan approval for Gregory Dental, a non-residential development on about 2 acres at 1746 W Main Street (Tax Map 57 Parcel 10.2) zoned OP in Ward 5 (PN 750491)
4. Request by Dime, LLC for a future land use plan amendment for about 0.71 acres of the Rocky Road project at 109 Rocky Road (Tax Map 68A Group B Parcels 38 & 39) from RxH to IL in Ward 5 (PN 745247)
5. Request by Dime, LLC for rezoning approval for about 0.71 acres of the Rocky Road project at 109 & an unaddressed property on Rocky Road (Tax Map 68A Group B Parcels 38 & 39) from RD9 to IL in Ward 5 (PN 745256)
6. Request by Al Neyer for a future land use plan amendment for about 28.41 acres of the Comer II project at unaddressed properties on Murfreesboro Road (Tax Map 92 Parcels 53.01 & 54.02) from RxH & IL to FLH16 in and near Ward 3 (PN 715035)
7. Request by Al Neyer for rezoning approval for about 11.41 acres of the Comer II Multifamily project at an unaddressed property on Murfreesboro Road (Tax Map 92 Parcel 54.02) from IP to RM6 in Ward 3 (PN 715026)
8. Request by Al Neyer for plan of services approval for about 14 acres of the Comer II Multifamily project at unaddressed property on Murfreesboro Road (Tax Map 92 Parcel 53.01) and zoning to RM6 to be added to Ward 3 (PN 714944)
9. Request by Al Neyer for annexation and zoning approval for about 14 acres of the Comer II Multifamily project at unaddressed property on Murfreesboro Road (Tax Map 92 Parcel 53.01) and zoning to RM6 to be added to Ward 3 (PN 714944)
10. Request by 6505 HR LLC for a future land use plan amendment for about 25.5 acres of the Hickory Ridge SP at 6505 Hickory Ridge Road (Tax Map 70 Parcel 69.02) and zoning to HRDSP to be added to Ward 4 (PN 707826).
11. Request by 6505 HR LLC for plan of services approval for about 25.5 acres of the Hickory Ridge SP at 6505 Hickory Ridge Road (Tax Map 70 Parcel 69.02) and zoning to HRDSP to be added to Ward 4 (PN 716322 & 722424)
12. Request by 6505 HR LLC for annexation and zoning approval for about 25.5 acres of the Hickory Ridge SP at 6505 Hickory Ridge Road (Tax Map 70 Parcel 69.02) and zoning to HRDSP to be added to Ward 4 (PN 716322 & 722424)
13. Request by EQT Exeter for a future land use plan amendment for about 30 acres of the Cedartree Development project 4455 Highway 109 N, unaddressed property on Lebanon Road, and 841,

880, 887 & 926 E Old Laguardo Rd (Tax Map 48 Parcels 39, 39.02, 47, 47.02 & 47.03 & Tax Map 56 Parcel 1) from FLH2, FLH3 & RPO to CI & IL in and near Ward 6 (PN 734200)

14. Request by EQT Exeter for rezoning approval for about 30 acres of the Cedartree Development project at an unaddressed property on Lebanon Road (Tax Map 56 Parcel 1) from IP to CG in Ward 6 (PN 733462)
15. Request by EQT Exeter for Plan of Services approval for annexing about 22.38 acres of the Cedartree project at 4455 Highway 109 N and 841, 880, 887 & 926 E Old Laguardo Rd (Tax Map 48 Parcels 39, 39.02, 47, 47.02 & 47.03) and zoning to CG & IP to be added to Ward 6 (PN 734195)
16. Request by EQT Exeter for annexation and zoning approval for about 22.38 acres of the Cedartree project at 4455 Highway 109 N and 841, 880, 887 & 926 E Old Laguardo Rd (Tax Map 48 Parcels 39, 39.02, 47, 47.02 & 47.03) and zoning to CG & IP to be added to Ward 6 (PN 734195)
17. Live Oak Developments, LLC for rezoning approval for about 5.13 acres of the Live Oak Developments, LLC – Hartmann Dr. project at an unaddressed property on Hartmann Drive (Tax Map 56 Parcel 1) from RR to CS in Ward 1 (PN 734476)
18. Request by Staff to amend Chapter 14 of the Zoning Code, Table: 14.808-1: Permitted Materials to strike language preventing EIFS on the first story of buildings.

DIRECTOR'S COMMENTS

ADJOURN