

AGENDA

THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A REGULAR MEETING BY STREAMING VIDEO ON TUESDAY, JULY 28, 2020 AT 5:00 PM IN THE TOWN HALL MEETING ROOM AT 200 NORTH CASTLE HEIGHTS AVENUE

CALL TO ORDER

CHANGES TO THE AGENDA

NEW BUSINESS

Request by Staff to hold a remote meeting because the health of the public requires it

PUBLIC HEARINGS

1. **Public Hearing** the proposed amendment to the Future Land Use Plan and Major Thoroughfare Plan (Planning Commission Resolution 20-06)
2. **Public Hearing** the proposed amendment to the Future Land Use Plan for about 6.7 acres at unaddressed Highway 109 (Tax Map 70 Parcel 3.02) from MDR to C in the UGB (Planning Commission Resolution 20-07)

CONSENT AGENDA

1. Request by Tenn Properties Woodall Ridge, GP for site plan approval for Cedar Ridge at Woodall, a development of 215 units on about 30.3 acres at unaddressed Cottoncloud Drive (Tax Map 94 Parcel 32.03) zoned RM6 in Ward 4
2. Request by Neely Coble Company, Inc for gate approval for Neely Coble, Inc, a non-residential development on about 48.21 acres at an unaddressed Maxwell Court (Tax Map 116 Parcel 11.09) zoned IP in Ward 4
3. Request by Staff to amend the Planning Commission 2020 Meeting Schedule

OLD BUSINESS

1. Request by Alex Badru for site plan approval for Rocky Road Duplexes, a development of 14 units on about 2.64 acres at 139 Rocky Road (Tax Map 68A Group G Parcel 9) zoned RD9 in Ward 5
2. Request by MSI Homes for site plan approval for Forrest Park Villas, a development of 7 units on about 0.57 acres at unaddressed Forrest Park Drive (Tax Map 81F Group A Parcel 14.06) zoned R2 in Ward 4
3. Request by Staff for approval of the South Hartmann Gateway Overlay
4. Request by Staff for approval of the 2040 Comprehensive Plan

NEW BUSINESS

1. Request by Bruce Johnson for preliminary plat approval for Oaks Pointe, an 81-lot subdivision on about 55.21 acres at unaddressed property on Cherry Blossom Way (Tax Map 47 Parcel 27) zoned RS20 in Ward 6.
2. Request by G-TEAM Real Estate Holdings for final plat approval for Resubdivision of Lot 2 Louise Morse Massey Property, a 3-lot subdivision on about 0.63 acres at 1121 Coles Ferry Pike (Tax Map 58 Parcel 39) zoned RM6 in Ward 1
3. Request by Iglesia Bautista Renacer for site plan approval for Multipurpose Building for Iglesia Bautista Renacer, a non-residential development on about 1.12 acres at 449 Park Avenue (Tax Map 67I Group B Parcel 4) zoned CN in Ward 2
4. Request by Fleming Homes for site plan approval for Flats at Melrose Phase 2, a development of 8 units on about 7.76 acres at 529, 531 & 533 Melrose Street and 209, 211 & 213 East Adams Avenue (Tax Map 68M Group B Parcels 20, 21, 25, 26, 27.01 & 29) zoned R2 in Ward 3
5. Request by CHM Lebanon, LLC for preliminary plat approval for Hickory Ridge Shopping Center, a 6-lot subdivision on about 58.97 acres at unaddressed property on Hickory Ridge Road (Tax Map 79 Parcel 43) zoned CS in Ward 4.
6. Request by CHM Lebanon, LLC for site plan approval for Hickory Ridge Shopping Center, a non-residential development on about 58.97 acres at unaddressed property on Hickory Ridge Road (Tax Map 79 Parcel 43) zoned CS in Ward 4.
7. Request by I & MJ Gross Company for site plan approval for Revere Apartments, a development of 492 units on about 30.54 acres at 2135 Lebanon Road (Tax Map 57 Parcel 27) zoned RM6 in Ward 6.
8. Request by Cecil Lawrence, Inc for site plan approval for South Maple Townhomes, a development of 101 units on about 40.61 acres at unaddressed South Maple Street (Tax Map 68N Group C Parcel 20.01) zoned RM6 in Ward 3.
9. Request by Vaquero Lebanon Partners, LP for site plan approval for 7-Eleven, a non-residential development on about 4.28 acres at 1700 West Main Street (Tax Map 57 Parcel 99.05) zoned CG in Ward 6.
10. Request by Land SR, LLC for site plan approval for Land SR-Building Addition, a non-residential development on about 0.43 acres at 710 East Main Street (Tax Map 67H Group F Parcel 11) zoned CG in Ward 2.
11. Request by Tom Ferrell for site plan approval for Tom's Blue Moon BBQ Drive-Thru, a non-residential development on about 0.58 acres at 711 Park Avenue (Tax Map 67I Group E Parcel 2.02) zoned CG in Ward 2.

12. Request by Waits Development Group for a minor master plan amendment for River Oaks Planned Unit Development, a 312 lot subdivision at unaddressed Highway 70 (Tax Map 56 & 56E Group D Parcels 12.03, 12.05, 12.06 & 66) zoned CS and RS20 with a PUD overlay in Ward 6
13. Request by Halo Realty for rezoning approval for about 132.68 acres at 621, 627, 719 & unaddressed Tater Peeler Road, unaddressed Cainsville Road & unaddressed Cumberland Center (Tax Map 81 Parcels 43, 51, 51.02, 52 & 53 and Tax Map 82 Parcel 1.04) from CG to CS in Ward 3.
14. Request by Dimension Development Partners for rezoning approval for about 6 acres at 106 Carver Lane (Tax Map 57 Parcel 60) from CG to SP in Ward 5.
15. Request by Krishna Patel for rezoning approval for about 1.12 acres at unaddressed Anderson Avenue (Tax Map 68L Group F Parcel 29) from R2 to RM6 in Ward 2.
16. Request by Bluegrass Realty & Property Management, Inc. for a Future Land Use Plan Amendment for about 6.7 acres at unaddressed Highway 109 (Tax Map 70 Parcel 3.02) from MDR to C in the UGB
17. Request by Bluegrass Realty & Property Management, Inc. for plan of services approval for about 6.7 acres at unaddressed Highway 109 (Tax Map 70 Parcel 3.02) and zoning to CG to be added to Ward 6
18. Request by Bluegrass Realty & Property Management, Inc. for annexation and zoning approval for about 6.7 acres at unaddressed Highway 109 (Tax Map 70 Parcel 3.02) and zoning to CG to be added to Ward 6