

AGENDA

THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A REGULAR MEETING ON TUESDAY, AUGUST 27, 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** the proposed amendment to the Future Land Use Plan of about 182.27 acres at unaddressed properties and 1523 Murfreesboro Road (Tax Map 92 Parcels 52, 53.06, 53.09, and 53.10) from LDR to CO in the UGB (Planning Commission Resolution 19-09)
2. **Public Hearing** the proposed amendment to the Future Land Use Plan of about 3.35 acres at 1427 Alhambra Drive (Tax Map 58 Parcel 14.01) from MDR to LDR in Ward 1 (Planning Commission Resolution 19-10)

APPROVAL OF MINUTES

Regular Called July 23, 2019 Planning Commission Meeting

CONSENT

1. Request by Meritage Homes of Tennessee Inc. for preliminary plat approval of McMillen Townhomes, a 4-lot subdivision on about 33.08 acres at an unaddressed property on West Main Street (Tax Map 57 Parcel 32.01) zoned CN in Ward 6
2. Request by Meritage Homes of Tennessee Inc. for final plat approval of McMillen Townhomes, a 4-lot subdivision on about 33.07 acres at an unaddressed property on West Main Street (Tax Map 57 Parcel 32.01) zoned CN in Ward 6
3. Request by Goodall Homes and Communities for final plat approval of Five Oaks, Phase 5 Section 2C, a 3-lot subdivision on about 0.72 acres at 104, 106, and unaddressed property on Rosehaven Court (Tax Map 46H Group F Parcel 6, 7, & 8) zoned HRDPUD in Ward 6
4. Request by Lennar Homes of Tennessee LLC for final plat approval of Vineyard Grove, Phase 1B, a 66-lot subdivision on about 13.01 acres at 1500 Hunters Point Pike (Tax Map 58 Parcel 66.01) zoned CN in Ward 1

5. Request by DS Woodbridge Glen Sub LLC for final plat approval of Woodbridge Glen, Phase 1A Section 3, a 29-lot subdivision on about 24.57 acres at an unaddressed property on Callis Road (Tax Map 94 Parcel 14.05) zoned RS6 and RM6 in Ward 4
6. Request by CDT Cedar Creek Partnership for site plan approval of East Division Street Warehouse, a non-residential development on about 8.90 acres at 5510 East Division Street (Tax Map 79 Parcel 74) zoned IP in Ward 4

NEW BUSINESS

1. Request by Van Webber LLC for site plan approval of Bluebird Road Townhomes, a development of 6 units on about 0.60 acres at 1410 Bluebird Road (Tax Map 67G Group C Parcel 18) zoned RD9 in Ward 2
2. Request by Envision Construction for site plan approval of Bluebird Road Townhomes, a development of 5 units on about 0.37 acres at 935 Bluebird Road (Tax Map 67G Group B Parcel 11) zoned RM6 in Ward 2
3. Request by Meritage Homes of Tennessee Inc. for site plan approval of McMillen Townhomes, a development of 228 units on about 33.08 acres at an unaddressed property on West Main Street (Tax Map 57 Parcel 32.01) zoned CN in Ward 6
4. Request by Destiny Homes for site plan approval of Highland Court Townhomes, a development of 7 units on about 0.60 acres at an unaddressed property on Highland Court (Tax Map 67A Group A Parcel 44.01) zoned R2 in Ward 2
5. Request by Wilson County for site plan approval of Wilson County Jail Expansion, a non-residential development on about 9.15 acres at 105 & 209 East High Street, 413 Lake Street, and 202, 204, & 206 Rogers Avenue (Tax Map 68D Group D Parcels 1, 2, 3, 4, 11, & 12) zoned R2, CN, CS, and CG in Ward 2
6. Request by Flemming Homes for site plan approval of Melrose Place Townhomes, a development of 7 units at 523 Melrose Avenue (Tax Map 68M Group B Parcels 18 & 19) zoned R2 in Ward 3
7. Request by Farmington Woods LLC for site plan approval of Quail Run, a development of 44 units on about 11.33 acres at 1035 Maple Hill Road (Tax Map 46 Parcel 9.08) zoned RD9 in Ward 1
8. Request by Farmington Woods LLC for gate approval of Quail Run, a development of 44 units on about 11.33 acres at 1035 Maple Hill Road (Tax Map 46 Parcel 9.08) zoned RD9 in Ward 1
9. Request by Lennar Homes of Tennessee LLC for review of payment in lieu of sidewalks for an approved plat at unaddressed Callis Road (Tax Map 94 Parcel 14.06) zoned RS6 and RM6 in Ward 4
10. Request by OldSmith Group LLC for rezoning approval of about 118.50 acres at an unaddressed property on Callis Lane (Tax Map 79 Parcel 60) from RS20 to CN in Ward 4
11. Request by Drew Boggs and Daniel Johnson for rezoning approval of about 0.80 acres at 25 Tuckers Gap Road (Tax Map 68 Parcel 15) from RR to RS9 in Ward 4

12. Request by MIDTNDEV LLC for rezoning approval of about 150 acres at an unaddressed property on Maple Hill Road (Tax Map 46 Parcel 21.01) from R-1 to R-2 in the UGB
13. Request by MRA Development LLC for rezoning approval of about 3.16 acres at 413 Maple Hill Road (Tax Map 57 Parcel 50) from RS20 to RD9 in Ward 5
14. Request by Ronald Deiters for a Future Land Use Plan amendment of about 3.35 acres at 1427 Alhambra Drive (Tax Map 58 Parcel 14.01) from MDR to LDR in Ward 1
15. Request by Ronald Deiters for rezoning approval of about 3.35 acres at 1427 Alhambra Drive (Tax Map 58 Parcel 14.01) from RS20 to RR in Ward 1
16. Request City of Lebanon for a Future Land Use Plan amendment of about 182.27 acres at unaddressed properties and 1523 Murfreesboro Road (Tax Map 92 Parcels 52, 53.06, 53.09, and 53.10) from LDR to CO in the UGB
17. Request City of Lebanon for plan of services approval of about 182.27 acres at unaddressed properties and 1523 Murfreesboro Road (Tax Map 92 Parcels 52, 53.06, 53.09, and 53.10) and zoning to CS to be added to Ward 3
18. Request City of Lebanon for annexation and zoning approval of about 182.27 acres at unaddressed properties and 1523 Murfreesboro Road (Tax Map 92 Parcels 52, 53.06, 53.09, and 53.10) and zoning to CS to be added to Ward 3
19. Request by Staff for Zoning Code amendment to Title 14 Section 14.807 Circulation and Mobility to amend Pedestrian Circulation

PLANNING COMMENTS

COMMISSIONER COMMENTS

ADJOURN