

**CITY OF LEBANON**  
**MUNICIPAL REGIONAL PLANNING COMMISSION**  
**March 25, 2008**  
**5:00 PM**

**Members Present:**

Robert Schmidt	Rick Jones	Ray Cravens	Maynard Pate	Paul White
Pam Black	Beulah Garrett	Joe Hayes	Bill Durham	

**Others Present:**

Magi Tilton	Regina Santana	Seth Rivard	Will Hager	Pat O'Brien
Joyce Allen	Andy Wright			

Chairperson Robert Schmidt called the meeting to order at 5:05 P.M. Jeff Baines, Commissioner of Public Works, opened with prayer followed by the Pledge of Allegiance led by Planning Commission member, Rick Jones.

Chairperson Robert Schmidt asked City Planner, Magi Tilton, if there were any changes to the agenda. Ms. Tilton explained she would like to move Item #1 under Other Business "Amendment to the Subdivision Regulations relative to connectivity of residential developments", to the Public Hearing for that same item.

Mr. Schmidt explained the order of proceedings and administered the oath to all participants.

Chairperson Robert Schmidt asked if the Planning Commission members had read over the minutes and requested a motion. A motion was made by Beulah Garrett, seconded by Ray Cravens, all voting aye, to approve the minutes of the February 26, 2008 regular Planning Commission Meeting with one correction to page 8 to change to read Maynard Pate.

**PUBLIC HEARING**

Chairperson Robert Schmidt opened the Public Hearing by reading the Amendment to the Subdivision Regulations relative to connectivity of residential developments. Mr. Schmidt asked if there was anyone that wished to speak on this issue. No one spoke regarding this amendment. He then asked the Planning Commission if there was any discussion. There being none, a motion was made by Maynard Pate, seconded by Beulah Garrett, all voting aye, to approve Amendment to Subdivision Regulations relative to connectivity of residential developments.

**CONSENT ITEMS**

1. Final Plat – Carmen Mangrum Property – 105 Orchard Hill Ln. – 4.23 ac. – 6 lots (Ward 6)
2. Final Plat – Amendment to Lots 131 and 242 Kensington – Abby Rd. – 0.79 ac. – 2 lots (Ward 6).
3. Final Plat – Spence Creek, Phase 10 – Hwy. 109 – 3.47 ac. – 20 lots (Ward 6).
4. Final Plat – Forrest of Lebanon, Sec. 2C – Hwy. 70 – 12.54 ac. – 19 lots (Ward 6).
5. Final Plat – Edgar Hill Property – Trousdale Ferry Pike – 2.20 ac. – 2 lots (Ward 2).
6. Site Plan – Lebanon Municipal Airport Taxiway Extension – Franklin Rd. (Ward 4).

All consent items are subject to Engineering, Cross Connection and Fire Department requirements.

City Planner, Magi Tilton, read the list of consent items. A motion was made by Joe Hayes, seconded by Bill Durham, all voting aye, to approve the consent items subject to engineering, fire department & cross-connection requirements.

**OLD BUSINESS:**

1. Site Plan – SEM’s Store N Lock – Quarry Loop Rd. 23.19 acres – 83,800 sq. ft. (Ward 6)

Planner, Seth Rivard, explained this proposed site plan located on Quarry Loop Road is for 4 buildings to be used for storage units. Access is provided to all sides of the structures by a paved drive. The elevations show the front to be finished in brick and EFIS. Brick is shown to be installed halfway up the height of the two front buildings along the sides the structures facing toward neighboring properties. The proposed sign is to be similar to the sign the applicant has installed on Maddox-Simpson Parkway. Parking complies with the Zoning Ordinance as does the landscape and buffering.

Bryon Borman with Design Engineering was available to answer any questions.

Pam Black asked Mr. Borman to clarify the material to be used for the dumpster.

Mr. Borman explained it would be constructed of detailed split faced block.

Pat O’Brien stated he needed to meet with Mr. Borman to discuss the fire exit and the lock box.

After further discussion a motion was made by Maynard Pate, seconded by Pam Black, all voting aye, to approve the site plan subject to engineering, cross-connection and fire department requirements.

2. Site Plan – My Storage, LLC – Hwy 231 – 2.93 acres – 25,230 sq. ft. (Ward 2)

Planner, Will Hager, explained this proposed site plan was deferred last month for questions regarding fencing. Applicant has provided architectural elevations showing that all sides visible from the public ROW frontage will be treated with 8” block. This complies with our design guidelines. Along the street frontage a chain link security fence is shown with standard 3-strand barbed-wired across the top. There is an obvious need for security at these facilities but the Planning Commission may want to consider what type of landscape treatment may dress up this portion of the site.

Jerry Warren with Warren & Associates explained they tried to address all comments and concerns.

Chairperson Robert Schmidt asked what material will be used regarding the dumpster enclosure.

Mr. Warren explained it would consist of block units to match.

After discussion a motion was made by Ray Cravens, seconded by Beulah Garrett, all voting aye, to approve the site plan subject to engineering, cross-connection and fire department requirements.

## NEW BUSINESS

1. Rezoning – Lowery Property – W. Main St. and Castle Heights Ave. (Map 68G “H” Parcels 9, 10 and 11) – from R-1 to B-6 (Ward 5).

Planner, Will Hager, explained the Growth Management Plan addresses this area as existing core. The Future Land Use Plan which is currently being considered by City Council addresses this area as medium density residential. Staff is unsure at this time if there are any plans for the three properties. There are two existing houses involved in this request with one vacant property at the corner.

Representative for the property, Jack Lowery Jr, was available to answer any questions.

Pam Black asked City Planner, Magi Tilton; before they can build anything on these properties, would not the property owner have to come back before this board for approval?

City Planner, Magi Tilton, explained that was correct and if the homes are to be removed they would also need to come back before the board. Ms. Tilton further explained the B-6 zoning is designed for transitional business use.

After further discussion, a motion was made by Bill Durham, seconded by Joe Hayes, all voting aye to recommended this rezoning to City Council for their consideration.

2. Rezoning – Wilson & Slagle Property – 100 and 101 Lei Lani Dr. – (Map 57 Parcels 102.01 & 102.02) – from R-1A to B-1 (Ward 6).

Planner, Will Hager, explained the Growth Management Plan addresses this area as Low Density Residential. The Future Land Use Plan which is currently being considered by City Council addresses this area as Medium Density Residential. The request zoning is not supported by the current planning documents. These two properties are at the entrance of an existing low density subdivision.

Paul Crockett, Crockett Surveying, represented the owners, explained both parties are ready to move on and sell the properties. They are requesting B-1 zoning and feels that would least impact the neighborhood. Mr. Crockett feels this is a reasonable request and is available for any questions.

Bill Williams, residing in the neighborhood in question, explains this is not a large subdivision and is against commercial rezoning of the property. He asked for the Planning Commission to take a good look at this proposal.

John Hazen 104 Lei Lani Drive, feels this is a terrible idea. There is plenty of property available for commercial use, but not at the entrance to this neighborhood. He asked that the Planning Commission put this off to allow more neighbors to be able to voice their concerns.

City Planner, Magi Tilton, stated she did receive a letter from Kathlen Plummer, residing at 102 Lei Lani, explaining her opposition of this rezoning.

Pat O'Brien, 115 Geers Court, explains she does not want the rezoning to take place. The flashing signs do not need to be abutting a residential neighborhood.

George Calvo, residing directly behind the properties in question, asked the Planning Commission to please not approve these properties for commercial zoning.

Jackie Gaither, representing the Ms. Wilson and the Slagle's, states he understands all the concerns. He further explains the Planning Commission has already rezoned property in this area already and asked the Planning Commission not treat his clients any different.

Councilperson, Kathy Warmath, explained that signage is a big issue to her, and if rezoned to commercial this will happen.

After further discussion a motion was made by Maynard Pate, seconded by Pam Black, all voting aye, to recommend denial of this rezoning on to City Council.

Bill Durham stated it is good when you have the elected official for that area to speak-up for the residents.

3. Rezoning – Conatser Property – 2120 Coles Ferry Pike – (Map 58 Parcels 27 and 27.01) – from R-1A to B-4 (Ward 1).

~~Planner, Will Hager, explained this is approximately 11.2 acres on Coles Ferry Pike. The Future Land Use Plan addresses this area as Residential Mixed Use. Residential Mixed Use incorporates all types of housing of Low Medium and High Densities that are directly adjacent to light commercial activities. The B-4 district does not allow for residential uses and encourages heavier commercial activities that are not supported by the Land Use Plans.~~

Jerry Eatherly, representing his mother and father in-law, was available to answer any questions.

Pam Black stated if the B-4 district is not supported by the Land Use Plan, why are we looking at this now?

City Attorney, Andy Wright explained, the Land Use Study is just a guide to go by and you are not bound strictly to that guide.

Bill Durham brought to the Planning Commission attention that several months ago we approved a B-4 zoning right across the street. He personally does not have a problem with it.

After further discussion a motion was made by Ray Cravens, seconded by Paul White, all voting aye, to recommend approval of this rezoning to City Council for their consideration.

4. Final Plat – Public Road to Lebanon High School – Hartmann Dr. – 2.41 ac. – 1 lot (Ward 4).

City Planner, Magi Tilton, explained this plat dedicates right-of-way for the construction of Blue Devil Boulevard, providing public road access to the proposed new Lebanon High School. The property on either side of the proposed right-of-way is currently undeveloped. Based on South Hartmann Drive being a limited access roadway, Blue Devil Boulevard will provide access to adjacent parcels and it will be at that time that a permanent cul de sac shall be constructed where Blue Devil Boulevard enters the school property.

Magi Tilton stated that Blue Devil Drive already exists; therefore, Blue Devil Boulevard is considered a duplicate street name. The existing Blue Devil Drive shall revert to Knoxville Avenue, as it previously existed. If the Planning Commission approves this plat, Staff will consider that as a recommendation to revert back to Knoxville Avenue and proceed as necessary.

Magi Tilton stated that a sidewalk is shown along only one side of the proposed road. Sidewalks are required along both sides of the street; however, Staff would be willing to require the additional sidewalk be installed at that time that a site plan is being considered for those

properties. She concluded by stating that Staff recommends several conditions be included in any approval of this final plat.

Jim Harrison with Civil Site & Design, stated he is in agreement with the idea that sidewalks on one side would be required and when any commercial development is proposed on opposite side of the road, sidewalks would be installed at that time.

City Planner, Magi Tilton, explained we might consider taking this to City Council for payment in lieu of and not require sidewalks on the other side.

Lt. Pat O'Brien stated he approves of changing the street name back to Knoxville Avenue for emergency purposes.

Rick Jones questioned the need for sidewalks on one side of the street versus two sides of the street versus requiring all sidewalks to be installed as site plans are considered.

After further discussion a motion was made by Pam Black, seconded by Maynard Pate, all voting aye, except Rick Jones voting nay because of the sidewalk issues, to approve the final plat subject to the following conditions:

1. At that time when a site plan is submitted for any of the property adjacent to Blue Devil Boulevard, a permanent cul de sac shall be constructed where Blue Devil Boulevard enters the school property.
2. Additional sidewalk shall be required along the street frontage at that time that site plans are considered for the adjacent property.
3. The existing Blue Devil Drive name shall revert to Knoxville Ave. per the official City Street Map. Any signage referencing Blue Devil Dr. shall be removed prior to this plat being recorded.
4. Subject to Engineering, Cross Connection and Fire Department requirements.

It was at this time that Robert Schmidt reminded the Planning Commissioners and those people in attendance to respond to the Special Census that is being undertaken by the City and submit their information.

5. Site Plan – Lebanon High School – Hartmann Dr. – 60 ac. – 382,210 sq. ft. (Ward 4).

City Planner, Magi Tilton, explained the new Lebanon High School would look like the Mt. Juliet High School. It will be a 3-story building with related athletic fields, greenhouses and the vocational school. It is Staff's understanding that the entire campus will be constructed with the exception of the football field and related bleachers which may, or may not, be built at this time.

The Board of Zoning Appeals approved a Use on Appeal request to allow the school in the RP-2 district as well as a variance from the maximum building height.

Magi Tilton stated that the applicant and Staff, including the Fire Department, have discussed possible locations for an emergency access point. The exact location of such access has not been determined. Staff recommends several conditions be included in any approval of this site plan.

Jim Harrison with Civil Site & Design, is in agreement to all comments with one clarification that they will do the football fields all at one time.

Rick Jones asked would the emergency access be used for emergency use only.

City Planner, Magi Tilton, explained that the access driveway would be gated and use for emergency purposes only.

Lt. Pat O'Brien stated that a Knox Box would be required to provide access through the emergency gate.

Pam Black mentioned the lack of landscaping within the parking area but complimented the applicant on providing landscaping along the perimeter of the property.

After further discussion a motion was made by Bill Durham, seconded by Rick Jones, all voting aye to approve site plan subject to the following conditions:

1. An emergency, gated access point shall be provided in coordination between the applicant and City of Lebanon.
2. Plan needs to show the location of the sprinkler system fire department connection. A fire hydrant shall be provided within approximately 50 feet of this connection dedicated for this connection only.
3. Fire hydrants shall be provided so that the most remote exterior portion of any building can be reached with no more than 500 feet of house. This distance shall be measured on a roadway surface.
4. Subject to Engineering, Cross Connection and Fire Department requirements.

6. Site Plan – Walgreen's – S. Cumberland St. – 1.7 ac. – 14,820 sq. ft. (Ward 3).

Planner, Will Hager, explained this property is located across from the entrance to Wal-Mart Center. The proposed Walgreen's will use the access road for Lowe's. The site is directly east of the main gate to Cedar Grove Cemetery. Access to the cemetery is preserved through an access easement. Architectural elevations show brick as the primary material with split face block used to accent. The dumpsters and storage enclosures will also be screened with matching materials used on the building. Sidewalks have been provided from property line to property line.

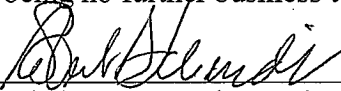
Michael Cherry, representative for Walgreen's, was available to answer any questions.

Chairperson Robert Schmidt asked Lt. Pat O'Brien if there was a need for an additional fire hydrant.

Lt. Pat O'Brien responded by stating the issue has been resolved and is ok now.

After discussion a motion was made by Rick Jones, seconded by Beulah Garrett, all voting aye, to approve site plan subject to engineering, cross-connection and fire department requirements.

There being no further business to come before the board the meeting was adjourned at 6:20 pm.

  
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Chairperson, Robert Schmidt

  
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Date