

AGENDA

THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A SPECIAL CALLED MEETING ON MONDAY, JUNE 7, 2021 AT 5:00 PM IN THE TOWN HALL MEETING ROOM AT 200 NORTH CASTLE HEIGHTS AVENUE

CALL TO ORDER

CHANGES TO THE AGENDA

PUBLIC HEARING

1. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 1 acre at 106 Hartmann Commerce Drive (Tax Map 81 Parcel 87.13) from OM to IC in Ward 3 (Planning Commission Resolution 21-14)
2. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 0.39 acres at 133 A&B Rocky Road (Tax Map 68A Group G Parcel 6) from MxH to CMU in Ward 5 (Planning Commission Resolution 21-15)

APPROVAL OF MINUTES

Regular Called March 23, 2021 Planning Commission Meeting

Regular Called April 27, 2021 Planning Commission Meeting

CONSENT AGENDA

1. Request by South Cumberland Properties, LP for site plan approval for Whataburger-S Cumberland St & Hwy 4, a non-residential development on about 2.73 acres at 608 South Cumberland Street (Tax Map 81D Group A Parcel 2.02) zoned CG in Ward 3
2. Request by Fredericka Ferrel for preliminary plat approval for Campbell Place, a 2-lot subdivision on about 10.77 acres at an unaddressed property on North Castle Heights Avenue (Tax Map 58 Parcel 46.02) zoned RM6 in Ward 1
3. Request by DR Horton for site plan approval for Campbell Place, a development of 225 units on about 23.46 acres at an unaddressed property and at 879 North Castle Heights Avenue (Tax Map 58 Parcels 46.02 & 49) zoned RM6 in Ward 1
4. Request by Stewart Knowles Construction, Inc. for preliminary plat approval for Creekside Subdivision, a 4-lot subdivision on about 3.13 acres at an unaddressed property on Hart Lane (Tax Map 59 Parcel 17.09) zoned RD9 in Ward 1

5. Request by PNJ Ventures for site plan approval for Life Flight Hangar-West Side, Lot D, a non-residential development on about 324.70 acres at 760 Franklin Road (Tax Map 81 Parcel 4.01) zoned RD9 in Ward 4

OLD BUSINESS

1. Request by St. Bourke for preliminary plat approval for Hickory Knoll Remaining Land, a 311-lot subdivision on about 121.54 acres at 3435 Hickory Ridge Road (Tax Map 69 Parcel 65) zoned RS12 with a PUD overlay in Ward 6
2. Request by TG Group, LLC for site plan approval for South Maple Estates, a development of 6 units on about 0.89 acres at 1280 South Maple Street (Tax Map 81F Group B Parcel 9) zoned RD9 in Ward 3
3. Request by DS Woodbridge Glen Sub, LLC for site plan approval for Lamott Townhomes, a development of 217 units on about 26.90 acres at 860 Callis Road (Tax Map 94 Parcel 14.02) zoned CN in Ward 4
4. Request by Oldsmith Development Group for a future land use plan amendment for about 26.84 acres at 1850 Franklin Road (Tax Map 80 Parcel 48) from MDR and LDR to MxH in Ward 3
5. Request by Oldsmith Development Group for a South Hartmann Gateway Overlay amendment for about 27.79 acres at 1850 Franklin Road (Tax Map 80 Parcel 48) from WU-SFAD and WU-SFD to WU-MxH in Ward 3
6. Request by Oldsmith Development Group for rezoning approval for about 88.63 acres at 1850 Franklin Road (Tax Map 80 Parcel 48) from RR and IP to CN and RM6 in Ward 3
7. Request by Oldsmith Development Group for plan of services approval for about 57.17 acres at 1850 Franklin Road (Tax Map 80 Parcel 48) and zoning to RM6 and RS9 to be added to Ward 3
8. Request by Oldsmith Development Group for annexation and zoning approval for about 57.17 acres at 1850 Franklin Road (Tax Map 80 Parcel 48) and zoning to RM6 and RS9 to be added to Ward 3

NEW BUSINESS

1. Request by EHR Properties, LLC for preliminary plat approval for Brookside Farms, a 150-lot subdivision on about 93.62 acres at 121 Cairo Bend Road (Tax Map 47 Parcels 29, 29.02 & 30.01) zoned RS20 in Ward 6
2. Request by EHR Properties, LLC for final plat approval for Brookside Farms, a 63-lot subdivision on about 43.15 acres at 121 Cairo Bend Road (Tax Map 47 Parcel 29.02) zoned RS20 in Ward 6
3. Request by Greg Dugdale for final plat approval for Mack Hall Farm, a 5-lot subdivision on about 13.46 acres at 5688 Lebanon Road (Tax Map 56 Parcel 5.05) zoned A-1 in the UGB

4. Request by Iron Gate Enterprises for site plan approval for Leeville Pike Townhomes, a development of 48 units on about 4.98 acres at an unaddressed property on Leeville Pike (Tax Map 68 Parcel 13.02) zoned RP2 in Ward 4
5. Request by Oldsmith Group for site plan approval for Wilson Farms-Future Phases, a development of 398 units on about 115.80 acres at an unaddressed property on Callis Lane (Tax Map 79 Parcel 60) zoned CN in Ward 4
6. Request by Frank Bryant for site plan approval for Village Square, a development of 104 units on about 12.27 acres at 418 & 430 Park Avenue (Tax Map 67H Group E Parcels 13 & 16) zoned CS in Ward 2
7. Request by Al Neyer for site plan approval for Alligood Park, a non-residential development on about 38.30 acres at unaddressed properties on Alligood Way and SE Tater Peeler Road (Tax Map 81 Parcels 77, 77.01, 77.02 & 77.04) zoned IP in Ward 3
8. Request by Nick Patel for site plan approval for East Main Street Gas Station, a non-residential development on about 1.18 acres at 614 East Main Street (Tax Map 67H Group F Parcels 7 & 8) zoned CG in Ward 2
9. Request by Moldex-Metric, Inc. for site plan approval for Moldex-Proposed New Warehouse, a non-residential development on about 20.96 acres at 400 Innovative Way (Tax Map 55 Parcel 55.02) zoned IP in Ward 6
10. Request by Stonelake Capital Partners, LLC for site plan approval for Central Logistics Park East, a non-residential development on about 40.31 acres at unaddressed property on Hixson Boulevard (Tax Map 116 Parcel 9) zoned IP in Ward 4
11. Request by Innovation Group, LLC for site plan approval for Moccasin Trail Residential Subdivision, a development of 93 units on about 17.54 acres at an unaddressed property on South Maple Street (Tax Map 81C Group C Parcels 33 & 33.01) zoned RD9 in Ward 3
12. Request by Oldacre McDonald, LLC for a Specific Plan Amendment to SP-C-Carver Lane located at 106 Carver Lane (Tax Map 57 Parcel 60) in Ward 5
13. Request by Hartmann Group for a future land use plan amendment for about 1 acre at 106 Hartmann Commerce Drive (Tax Map 81 Parcel 87.13) from OM to IC in Ward 3
14. Request by Hartmann Group for a South Hartmann Gateway Overlay Amendment for about 1 acre at 106 Hartmann Commerce Drive (Tax Map 81 Parcel 87.13) from AS-OM to AS-IC in Ward 3
15. Request by Hartmann Group for a rezoning approval for about 1 acre at 106 Hartmann Commerce Drive (Tax Map 81 Parcel 87.13) from CN to CG in Ward 3
16. Request by Phillip Eatherly for a future land use plan amendment for about 0.39 acres at 133 A&B Rocky Road (Tax Map 68A Group G Parcel 6) from MxH to CMU in Ward 5

17. Request by Phillip Eatherly for rezoning approval for about 0.39 acres at 133 A&B Rocky Road (Tax Map 68A Group G Parcel 6) from RD9 to CN in Ward 5
18. Request by Norma Earheart Irrevocable Trust for a rezoning approval for about 47.50 acres at an unaddressed property on Bettis Road (Tax Map 94 Parcel 31.08) from RS20 to CS and RM6 in Ward 4

ADJOURN