

AGENDA

THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A REGULAR MEETING ON TUESDAY, JULY 27, 2021 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** on the proposed amendment to the Subdivision Regulations Article III Section A Streets (Planning Commission Resolution 21-10)
2. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 0.17 acres at an unaddressed property on Bluebird Road (Tax Map 67G Group C Parcel 32.01) from MxH to CS in Ward 2 (Planning Commission Resolution 21-16)
3. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 8.1 acres at an unaddressed property on Murfreesboro Road (Tax Map 81 Parcel 86) from CxU to IC and IL in Ward 3 (Planning Commission Resolution 21-17)
4. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 1.5 acres at 1746 West Main Street (Tax Map 57 Parcel 102) from RSL to CxU in Ward 6 (Planning Commission Resolution 21-18)
5. **Public Hearing** on the proposed amendment to the Future Land Use Plan for a future land use plan amendment for about 63 acres at unaddressed properties on Central Pike and Franklin Road (Tax Map 101 Parcels 23.03 & 25) from RPO to IL in the UGB (Planning Commission Resolution 21-19)

APPROVAL OF MINUTES

Special Called June 7, 2021 Planning Commission Meeting

Regular Called June 22, 2021 Planning Commission Meeting

Special Called July 8, 2021 Planning Commission Meeting

CONSENT AGENDA

1. Request by Express Oil Change for site plan approval for Express Oil Change West Main Street, a non-residential development on about 0.64 acres at 1415 West Main Street (Tax Map 58 Parcel 21.04) zoned CG in Ward 5
2. Request by Noyaa, Inc. for site plan approval for Buckingham Place, a development of 29 units on about 2.74 acres at an unaddressed property on Manchester Boulevard (Tax Map 56C Group A Parcel 9) zoned CN in Ward 6
3. Request by TrailersPlus for gate approval for 512 North Cumberland Street, at 512 North Cumberland Street (Tax Map 68D Group C Parcel 6) zoned CG in Ward 2

NEW BUSINESS

1. Request by W3C Construction for preliminary plat approval for Quarry Road Development, a 124-lot subdivision on about 118.51 acres at 584, 592 and unaddressed property on Quarry Road (Tax Map 55 Parcels 60.05, 60.06, 60.07, 60.08, 60.09 and 67.01) zoned RM6 in Ward 6
2. Request by W3C Construction for gate approval for Quarry Road Development at 584, 592 and unaddressed property on Quarry Road (Tax Map 55 Parcels 60.05, 60.06, 60.07, 60.08, 60.09 and 67.01) zoned RM6 in Ward 6
3. Request by Phillip Craighead for final plat approval for Coles Ferry Village, Phase 17, a 36-lot subdivision on about 12.78 acres at an unaddressed property on Tucker Trice Boulevard (Tax Map 58 Parcel 63.02) zoned RD9 in Ward 1
4. Request by Hartmann Group for site plan approval for Lot 7-Hartmann Commerce, a non-residential development on about 1 acre at 106 Hartmann Commerce Drive (Tax Map 81 Parcel 87.13) zoned CG in Ward 3
5. Request by PC7074747, LLC for site plan approval for 1051 Murfreesboro Road-Retail Commercial Development, a non-residential development on about 1.47 acres at 1051 Murfreesboro Road (Tax Map 81 Parcel 86.08) zoned CG in Ward 3
6. Request by TrailersPlus for site plan approval for 512 N. Cumberland Site Improvements, a non-residential development on about 1.12 acres at 512 North Cumberland Street (Tax Map 68D Group C Parcel 6) zoned CG in Ward 2
7. Request by Staff for a Subdivision Regulation amendment to Article III Section A Streets to amend the street design standards

8. Request by Drew Boggs for a future land use plan amendment for about 0.17 acres at an unaddressed property on Bluebird Road (Tax Map 67G Group C Parcel 32.01) from MxH to CS in Ward 2
9. Request by Drew Boggs for rezoning approval for about 0.17 acres at an unaddressed property on Bluebird Road (Tax Map 67G Group C Parcel 32.01) from R2 to CS in Ward 2
10. Request by Transportation Services, Inc. for a future land use plan amendment for about 8.1 acres at an unaddressed property on Murfreesboro Road (Tax Map 81 Parcel 86) from CxU to IC and IL in Ward 3
11. Request by Transportation Services, Inc. for rezoning approval for about 8.1 acres at an unaddressed property on Murfreesboro Road (Tax Map 81 Parcel 86) from RR to CG and IP in Ward 3
12. Request by Gregory Dental Group for a future land use plan amendment for about 1.5 acres at 1746 West Main Street (Tax Map 57 Parcel 102) from RSL to CxU in Ward 6
13. Request by Gregory Dental Group for rezoning approval for about 1.5 acres at 1746 West Main Street (Tax Map 57 Parcel 102) from RS20 to OP in Ward 6
14. Request by Prologis, LP for a future land use plan amendment for about 63 acres at unaddressed properties on Central Pike and Franklin Road (Tax Map 101 Parcels 23.03 & 25) from RPO to IL in the UGB
15. Request by Prologis, LP for rezoning approval for about 31.08 acres at 7500 and 7520 Eastgate Boulevard (Tax Map 79 Parcels 75.02 & 75.03) from IP to IL in Ward 4
16. Request by Edward Bailey for rezoning approval for about 8.4 acres at 780 Highway 109 North and an unaddressed property on Hickory Ridge Road (Tax Map 79 Parcel 28 and Tax Map 70 Parcel 73) from CN to CG in Ward 4
17. Request by Kevin Stich for a Zoning Code amendment to Title 14 Chapter 6 Section 14.602 (B) CD-Commercial Downtown to add haunted houses as an allowed use.