

CITY OF LEBANON
MUNICIPAL REGIONAL PLANNING COMMISSION
Meeting Minutes – January 23, 2024

Members

Mack McCluskey	Adrian Kelley	David Taylor	Chris Crowell
Nick Hays	Chad Williams	John Lankford	Ronnie Kelley
Debbie Lowe			

Staff

Kristy Barhite	Joshua Stahle	Kathleen Vail	Paul Corder
Andy Wright	Mattie Neeley	Sarah Haston	

Call to Order

Chairman Mack McCluskey called the meeting to order at 5:00PM. Commission member Chris Crowell opened with the invocation and led the Pledge of Allegiance.

Election of Officers

1. Chairman

A motion was made by David Taylor and seconded by John Lankford for Mack McCluskey for Chairman. Motion carried. Mack McCluskey is Chairman.

2. Vice Chairman

A motion was made by Chad Williams and seconded by John Lankford for Adrian Kelley for Vice Chairman. Motion carried. Adrian Kelley is Vice Chairman.

3. Secretary

A motion was made by Chad Williams and seconded by Debbie Lowe to elect Staff as Secretary. Motion carried. Staff is Secretary.

Public Comments

Derek Dodson of 106 Chapman Drive said he tried to call the city during the snow closures and was unsure whether the preliminary meeting was held however, he wanted the commission to be aware that the projects presented tonight equals over 1800 acres along I-40.

Thurman Mullins of 15970 Central Pike said that his concerns are that whatever the city decides upon impacts the county and then the county impacts the state. He talked about when he was a ranger patrolling at the Cedars of Lebanon Park and the surrounding areas and that those roads have not changed since 1974. He said he was concerned that roads are still the same width and yet there is more traffic. He said he had asked TDOT about how they would be addressing all the building going on and their response was they were concerned with the entrances and exits only.

Staff Reports

Staff provided all approved items and sidewalks as an addition to the commissioners' staff report packets. (See Exhibit A)

Changes to the Agenda – None.

Public Hearing

1. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 2.73 acres at unaddressed property on Hickory Ridge Road (Tax Map 68 Parcels 10.01) in Ward 4 from FLH4 to FLH 2*

CSDG's Kyle Griffin said that this request was to change the rezoning to RS20 as was requested by the City Council.

Derek Dodson of 106 Chapman Drive thanked the Planning Commission and City Council for the zoning change.

2. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 2.25 acres at an unaddressed property at the corner of S Hartmann Drive and Leeville Pike (Tax Map 69 Parcel 42) in Ward 4 from DXU to CS*

Kimley Horn's Caroline Churchill introduced herself to the commission and was available to answer any questions.

3. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 539.25 acres at 121, 141 & unaddressed properties on Callis Lane and unaddressed properties on Callis Road (Tax Map 79 Parcels 53.01, 53.02, 53.03, 53.04, 53.05, 53.09, 53.1, 54.01, 55.01 & 55.02, Tax Map 80 Parcels 26 & 28, Tax Map 93 Parcel 1) from RPO & FLH2 to CI*

Derek Dodson of 106 Chapman Drive said that on December 18th at the SP and Annexation Committee meeting, there were a lot of questions and discussions regarding this project, and he gave the committee members kudos for that. He questioned about who was behind the LLC and why they did not come before the commission to make a presentation. He asked for a deferral.

James Cadle of 517 Callis Lane said that he lives in the middle of this development and asked what the plans were.

Chairman Mack McCluskey said that they do not know the plans yet because this request is only for an amendment to the Future Land Use Plan.

There were no further comments, and the public hearing was closed.

Approval of Minutes

A motion was made by Chad Williams and seconded by David Taylor for approval of the December 23, 2023, Planning Commission minutes. Motion carried.

Old Business

Request by Steve Frizzell for final plat revision approval for a 4-lot subdivision on about 12.6 acres at 1280 Martha Leeville Road (Tax Map 70 Parcel 20) zoned R1 in the County (PN 1107871)

Staff comments:

- This is a revision of a previously approved 5-lot subdivision to a 4 lot subdivision.
- Minor note corrections are needed.
- This item had been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval because this plat would have been a candidate for the consent agenda if the Preliminary Planning meeting had not been canceled.

A motion was made by Chad Williams and seconded by John Lankford for recommended approval of the final plat. Motion carried 9-0.

New Business

1. *Request by Empower Me Day Camp for final plat approval for Joe W. Neal (Tr.) Property, a 3-lot subdivision on about 5.22 acres at 1160 S Hartmann Drive (Tax Map 81 Parcel 113.01) zoned CS in the South Hartmann Overlay in Ward 3 (PN 1171843)*

Staff comments:

- Minor note corrections are needed.
- This item had been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval because this plat would have been a candidate for the consent agenda if the Preliminary Planning meeting had not been canceled.

A motion was made by Chad Williams and seconded by John Lankford for recommended approval of the final plat. Motion carried 9-0.

2. *Request by HighEnd TV for site plan approval for 5400 E Division Street, a non-residential development on about 6.42 acres at 5400 E Division Street (Tax Map 78 Parcel 4202) zoned IP in Ward 4*

Staff comments:

- This item had been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval because this site plan would have been a candidate for the consent agenda if the Preliminary Planning meeting had not been canceled.

A motion was made by Chad Williams and seconded by John Lankford for recommended approval of the site plan. Motion carried 9-0.

3. *Request by FR Cades Bluff, LLC for final plat approval for Cades Bluff – Phase 1, a 41-lot subdivision on about 14.66 acres at 522 W Old Laguardo Road (Tax Map 48 Parcel 59) zoned CN in Ward 6 (PN 1208207)*

Staff comments:

- 90° parking is not allowed in or along the public right-of-way.
- Plat approval will need to be subject to the dedication of Cedar Bluff Way as public right-of-way by means of a separate plat.
- This item had been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval with parallel parking in place of 90° parking and the dedication of the rest of Cedar Bluff Way.

A motion was made by Chad Williams and seconded by John Lankford for recommended approval of the final plat. Motion carried 9-0.

4. *Request by DR Horton for final plat approval for Hartmann Crossing, Phase 3B, a 43-lot conservation-subdivision on about 23.27 acres at an unaddressed property on Wrightford Drive (Tax Map 59 Parcel 17.04) zoned RD9 in Ward 1 (PN 1208215)*

Staff comments:

- Minor note corrections are needed.
- This item had been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval.

A motion was made by Chad Williams and seconded by John Lankford for recommended approval of the final plat. Motion carried 9-0.

5. *Request by Suncrest Real Estate & Land for preliminary plat approval for Meadowside, a 121-lot subdivision on about 100.2 acres at 2770 Tuckers Gap Road (Tax Map 80 Parcel 23.03) zoned CS in Ward 4 (PN 1206469)*

Staff comments:

- The Board of Zoning Appeals granted this property a conditional use permit for single family residential in the CS district with the condition that the plan meets all RS6 development requirements.
- Block length of Tuckers Gap Road heading south in two places and John Road heading north exceeds the maximum 1,200 feet allowed. The applicant is requesting Planning Commission consider a 10-foot pedestrian path to satisfy the block length requirements in these locations in place of additional roads. The Subdivision Regulations do not explicitly give the ability to substitute pedestrian connections for road connections in this location but does state that *"In blocks over eight hundred (800) feet in length, the Planning Commission may require one or more public crosswalks of not less than ten (10) feet in width to extend entirely across the block at locations deemed necessary."*
- The Tuckers Gap Road right-of-way dedication needed to be wide enough to accommodate a consistent 50-foot section along the entirety of this property's road frontage.
- This item had been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval with sufficient right-of-way dedication along Tuckers Gap Road to satisfy engineering requirements, the western section of Tuckers Gap Road provide the required road connection from John Road to Tuckers Gap Road aligning across from Heavenly Lane in place of the shown pedestrian

connection, and with the pedestrian connection between Tuckers Gap Road and John Road sufficing for block length under this commission's ability to require such pedestrian connections.

Planning Director Paul Corder said that there was a question asked of him as to why the road was requiring a 50-foot ROW and there was not a variance request. He said that the commission could deny it for that reason however, the applicant had agreed to providing the ROW.

CDSG's Kyle Griffin was available to answer any questions. He said that the block length variances would give them the ability to provide a uniquely walkable community and was agreeable to a 50-foot ROW.

Tune, Entekin & White's Attorney Tom White said that the law is very clear, that if the conditions are met, then it is to be approved. He said that their understanding is that they have committed to all the conditions and would like this to be approved this evening because the law is clear on the clause. He said that there may be some thought tonight as to deferring this plat and the site plan and he urged the commission not to do that. This commission was previously asked to downzone this property and it was an 8-1 vote against that and he asked that the sentiment still be the same tonight. Morally, he said that to his knowledge, this city has never downzoned a property and the difference in the zoning use for his client is 1 to 1½ million dollars if these rights are taken away. They asked for approval.

Lee and Lee Attorney's Mark Lee was available as well as the property owner Jennifer Sheppard and they wanted to voice their support for this development.

David Gibbs of 3860 Leeville Pike said that this would put a lot of traffic on Leeville and Tuckers Gap, and he estimated that this, and another project already there, would add around 476 units on that road. He said that would be a severe safety issue and this would destroy his property value. He was opposed to this project.

Derek Dodson of 106 Chapman Drive said that it will be 576 units and is this just one phase and how many units can go on 100 acres.

Paul Corder said that they are using up most of the land, so he thinks that it is the final phase.

Derek Dobson said that there are vacant property owners (not presented for exhibit), and he estimated it to be 500 acres and a bare minimum of 3100 houses/units potentially in the future which is 6000 more cars and he wondered if the city had considered the infrastructure needs.

Yolanda Collins of 3860 Leeville Pike asked for clarification regarding her property that showed a road backing up to her property.

Kyle Griffin replied that all the stubs that they are providing are intending to meet the required block length requirements.

A motion was made by Chris Crowell for deferral because it does not meet the criteria in the city code. Motion died for lack of a second.

A motion was made by Chad Williams and seconded by Adrian Kelley for recommended approval of the preliminary plat with Staff's recommendations.

Commissioner Chris Crowell explained that this project is putting a square peg in a round hole. The property was identified for commercial purposes with the original developer being well known to the community,

and based on that, they changed the zoning from a commercial development to a high-density residential development. He said that the commissioners have some options and there is an option of turning this down. He explained that they have been told that national owners and tenants would come, and most of the experts say that they still will come in the future, however due to different circumstances with the economic climate and other things that occurred, that project fell through. He said that they are looking at 503 units instead of office professional and that if the developer is insisting on developing this, then why is this not a Specific Plan and the project was being rushed. He said that this project scared him because what is to stop it from becoming all rental units and he will not be signing off on it and urged the other members to vote against it. He asked City Attorney Andy Wright if there was anything to stop this development from being a rental community.

City Attorney Andy Wright said that there is nothing in the state law that enables the city to prevent this development from being a rental community at the moment. He explained that there was another project that was built with single family homes that was approved and allowed in the zoning, and with that one, we had no authority to say that they could not be rental homes.

Chris Crowell said that since that incident had occurred in the city, we have seen developers include language that prohibits that, but that is not included with this one. He said that there are multiple issues where the city is trying to accommodate like the block lengths being three times what it should be, and the project being rushed through. We need to get things right, like having adequate buffers in for neighbors, etc., and he urged the commissioners to vote against the motion.

The motion continued. Motion carried 7-2.

6. Request by Suncrest Real Estate & Land for site plan approval for Meadowside, a 452-unit residential development on about 62.35 acres at 2770 Tuckers Gap Road (Tax Map 80 Parcel 23.03) zoned CS in Ward 4 (PN 1198469)

Staff comments:

- The 4-unit building to the west of Dairy Street (Alley) does not front a street or open space.
- Block length of Bale Street heading north, Shep Lane heading north, and John Road heading south, exceeds the maximum allowed 1,200 feet. The applicant is requesting that the Planning Commission consider a 10-foot pedestrian path to satisfy the block length requirements in these locations in place of additional roads. The Zoning Code does not explicitly give the ability to substitute pedestrian connections for road connections in this location, but making additional pedestrian connections does meet the intent of this section, which states in part that it “is to support the creation of a highly connected transportation system within the city in order to provide choices for drivers, bicyclists, and pedestrians; promote walking and bicycling.”
- Block length of Bale Street/Farmers Way exceeds 1,200 feet to the south/east.
- Block perimeter of Bale Street/Farmers Way exceeds 5,200 feet to the south/east.
- This item had been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval with all buildings fronting a street or open space meet the code and with the pedestrian connections sufficing for block length in line with the intent of this section as outlined in the staff comments, and the block length/perimeter variances due to a valid hardship existing due to the interstate rights-of-way.

Lee and Lee Attorney’s Mark Lee said that he had lived in this community for 65 years and he remembered when there was a log cabin where there is a Marshall’s, the roads being gravel, and he does not have to tell anyone that the community is growing. He said he has a similar project like this one within a rock’s throw

of his house. He thanked the commission and council for doing a fine job of managing it and reminded them that they are not going to make everyone happy. He wanted to reiterate that both the owner and he are very much in favor of this project.

Sheila Gibbs of 3860 Leeville Pike had to be reassured that these were not intending to be rentals. She said that these will be at her back door and the traffic, the noise, and the buildings will bring down the value of her home. She said that that they should look at the geographical stuff with the rocks because if the developer would have to use dynamite, it could crack her basement. She requested a berm between her property and theirs if this project was approved.

CSDG's Kyle Griffin said that they will be providing adequate landscaping buffers that meet the ordinance so the screening will be provided on this site.

Tune, Entekin & White's Attorney Tom White thanked Chris Crowell for his comments and always being so responsive and said that his request to him is that that property owner relied on what was on the books the whole time they bought the property and that had always been the controlling factor here. He ended with saying they appreciated your courtesies Mr. Crowell.

A motion was made by Chad Williams and seconded by Adrian Kelley for recommended approval of the site plan with Staff's comments.

Chairman Mack McCluskey requested Chris Crowell not to repeat any previous comments.

Commissioner Chris Crowell said that the developer is not only looking for variances in the preliminary plat but in a more egregious fashion here in this site plan by the stating that the reason is the Interstate. Again, he said, that they are putting a square peg in a round hole and asked why they are doing that; why are they forcing this project in there and he declared that his name will not be on this.

The motion continued. Motion carried 7-2.

7. *Request by Frank Hickman for site plan approval for Hickman Label 2, a non-residential development on about 5.56 acres at 360 Business Park Drive (Tax Map 56 Parcel 58.2) zoned IP in Ward 6 (PN 715362)*

Staff comments:

- This site plan was approved at the March 2022 Planning Commission meeting and received final approval in August 2022. Construction has since been ongoing and the following outstanding items were approved for meeting the code on the site plan but were not completed per the plan in the field. City's inspection of the site noted these inconsistencies, and the applicant has requested Planning Commission reconsider their site plan with these changes instead of making the changes on site.
- Dumpster needs a sidewalk or crosswalk connection to the building. An 8-foot-deep foundation planting is needed along all façades facing public streets with the prescribed landscaping.
 - A variance has been requested but no valid hardship unique to the property has been identified.
- An 8-foot-deep foundation planting is needed along all facades facing public streets with the prescribed landscaping.
 - A variance has been requested but no valid hardship unique to the property has been identified.

- All front or side facing truck loading areas shall be screened from the public view with the prescribed fence/wall and landscaping.
 - The landscaping is being provided but the fence/wall is not. A variance has been requested but no valid hardship unique to the property has been identified. This variance request was also made and denied when this Commission last approved this site plan.
- This item had been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended denial of the proposed revised plans.

Dean Design Group's Charlie Dean was available to answer any questions. He explained that that the owners moved their business from Mt Juliet, this is their second facility, and they are ready to occupy the building with three adjustments. Regarding the variances, he said that the dumpster has a hopper that attaches to the forklift so there would be no foot traffic. Concerning the foundation planting, he pointed out that the original facility at 300 Business Park has stone. He said that when the project was originally presented, the property to the southwest was approved they were requested to extend the ROW and stub it on the eastern side. He said that public ROW created two sides that front the road which necessitated the screening. He said that they would like variance from the fencing, and they already installed the landscaping, and they are willing provide more if requested.

Neil Hickman, the owner of the property explained that they have a 3-yard hopper that attaches to the forklift, and they drive it to the dumpster so there would be no foot traffic. He said that they also wanted to match the landscaping of the existing building and that they feel that it is a permanent solution for looking good for years to come. He also explained that the property sits at the bottom of a hill between two roads and the fencing would not shield the docking area from the road and that they rather add more landscaping.

Chairman Mack McCluskey reminded the commission that this would set a precedent because it was approved to be consistent with the code.

A motion was made by John Lankford and seconded by David Taylor for approval of the variances to the revision of the site plan.

Commissioner Chris Crowell asked if there was ever a discussion of a text SP and would it have helped.

Planning Director Paul Corder did not believe that there was a discussion, and yes, they could have written it in an SP. In this case, the developer was asking for the variances that were denied previously and now they are coming back after they had developed it.

Commissioner Nick Hays asked what the reasoning was for the recommended approval.

Commissioner John Lankford said that his reasoning was that they stated it succinctly that it would make it cohesive within the development. He said he also does not believe in putting a up fence just to have a fence if it does not serve the purpose and they were reasonable with their variances.

Motion continued. Motion failed 2-7.

A motion was made by Chad Williams and seconded by Adrian Kelley for recommended denial of the revisions to the previously approved site plan because it was like asking for forgiveness since it was denied previously. Motion carried 8-1.

8-9 Request by Trigate-Suncrest Blue Hickory, LLC for future land use plan amendment approval from FLH 4 to FLH 2 and rezoning approval from RR to RS20 for about 2.73 acres at unaddressed property on Hickory Ridge Road (Tax Map 68 Parcels 10.01) in Ward 4 (PN 1177001 & 1077839)

The Planning Commission sent a positive recommendation to City Council for rezoning of the subject property to RS9 in accordance with the Future Land Use Plan at their August 2023 meeting. At the November 2023 meeting, City Council voted to send the request back to Planning Commission for reconsideration for RS20. Staff recommended approval as the proposed land use is consistent with the existing development pattern in the area.

CSDG's Kyle Griffin was available to answer any questions.

A motion was made by Chad Williams and seconded by John Lankford for recommended approval of the amendment to the Future Land Use Plan to City Council. Motion carried 9-0.

10-11 Request by Feinberg Freiman Development Group for future land use plan amendment approval from DXU to CS and rezoning approval from CN to South Hartmann Specific Plan for about 2.25 acres at an unaddressed property at the corner of S Hartmann Drive and Leeville Pike (Tax Map 69 Parcel 42) in Ward 4 (PN 1118696 & 1112728)

Staff recommended denial as it does not meet the Future Land Use Plan or the intent of the South Hartmann Overlay.

Kimley Horn's Caroline Churchill was available to answer any questions. She said that after they read over the South Hartmann Overlay, they felt that this statement fit what they were trying to achieve. *"The goal of the South Hartmann Overlay is to present possible land use and transportation patterns, development scenarios and implementation strategies that will create a plan for future growth create a positive sense of place, connect to the community and its environmental and historical assets and increase economic vitality."* She said this project started in 2022 and had multiple meetings including a neighborhood meeting. As a result of those meetings, she said that they made multiple rounds of revisions by adding foundation plantings, access drive, public road with public sidewalk to provide future connectivity to the north, ADA curb ramps, landscape buffers, and more. She said that they also added decorative brick and an aluminum fence to both frontages and in the one area, they are upgrading the headwall with additional storm drains for stormwater, and they felt it would be great welcoming site to the gateway. She also wanted to talk about Wawa and what they do, with its beginnings as a fresh food market in the 1800's selling milk. She said that the average community investment for each Wawa Store is about six million dollars. They donate any food that is left over at the end of the day to local food banks and first on the scene for disasters and she said that they would be a positive addition.

Feinberg Freiman Development Group's Maxwell Freiman said that their tenant is Wawa, and they are phenomenal with a cult following and he believed that this community would love it. He spoke on the different fresh foods and coffee that they offer. He said that he believed that the building and the site plan looked phenomenal for the entrance to the gateway and the materials are the next step above everyone else. He thanked Commissioner Chris Crowell for organizing the neighborhood meeting and asked the commission for a positive recommendation.

A motion was made by Chad Williams and seconded by John Lankford for recommended approval of the amendment to the Future Land Use Plan and rezoning to City Council. Motion carried 8-1.

12-15 Request by Athla Properties, LLC for future land use plan amendment approval for about 539.25 acres from RPO & FLH2 to CI at 121, 141 & unaddressed properties on Callis Lane and unaddressed properties on Callis Road (Tax Map 79 Parcels 53.01, 53.02, 53.03, 53.04, 53.05, 53.09, 53.1, 54.01, 55.01 & 55.02, Tax Map 80 Parcels 26 & 28, Tax Map 93 Parcel 1), plan of services approval, annexation, and zoning approval for about 545 acres at 121, 141 & unaddressed properties on Callis Lane and unaddressed properties on Callis Road (Tax Map 79 Parcels 53.01, 53.02, 53.03, 53.04, 53.05, 53.09, 53.1, 53.11, 54.01, 55.01 & 55.02, Tax Map 80 Parcels 26 & 28, Tax Map 93 Parcel 1) to Project Champion Specific Plan in Ward 4 (PN 1107561 & 1107533)

Derek Dodson of 106 Chapman Drive said that this property is adjunct to Safari Camp Road right at I-40 and he is confident that most of the people in this community, as well as the commissioners, do not know about this project. He asked that they defer it to do their due diligence because this community has had a history of documented corruption and fraud in regard to projects like this.

CSDG's Joe Haddix said that they amended the SP ordinance after the community meeting to include no more than 1500 units and restricted it to 300 total apartment units, changed from 3300 units to 1500 units. They have received positive support for the project with the community meeting and he said that they felt that the city would be proud of this project.

District 12 County Commissioner Haskell Evans was concerned about the donut hole it would create and after listening to everything else that happened here before tonight. He said that everything else on the agenda had a picture of what the project would look like. He said that this was reminiscence of another piece of property that had been plaguing Commissioner Chris Crowell and he asked for a deferral in hopes that more information will be presented.

Butch Baker at 5470 Franklin Road said he was in favor of this project and felt it will be amazing and asked for its approval.

Charles Runion of 3431 Callis Road, a long-time resident, said that they were thinking warehouses would come and after talking to Mr. Haddix, they were in favor of the project.

Ken Jenkins of 121 Callis Road, a long-time resident, said that across the street from them, there are four huge warehouses currently and they were in favor of this project.

Anna Faye Leeman of 1610 Ponderosa Lane explained that she had previously been a resident in that area for 63 years. She said that she agreed with the people who want something other than a warehouse. She advised that those property owners to the west in the little square area to get with the developers and get out of there. She said to the commission that if the people there are not opposed to the development, then pass it.

Economic Director Sarah Haston said that she is really excited as this is a huge opportunity for Lebanon and the company went above and beyond to talk one-on-one with some of the city councilors.

Commissioner Chris Crowell addressed Commissioner Haskell Evans. He said that with this property that they are putting provisions on the Specific Plan.

Mario Lasater was representing his mother who resides at 140 Callis Lane said that they are in that donut hole and whereas they do not know what the plans are, they will be more colorful than industrial buildings. He asked for clarification regarding any annexation being forced on them and whether that the property owner would have to request it.

Planning Director Paul Corder said that the property owner would have to request it but there is a way that would require a vote.

It was explained that the vote would be a public referendum vote.

Terry Mackie of 2215 Callis Road said that they are in favor of this project.

A motion was made by Chad Williams and seconded by John Lankford for recommended approval of the amendment to the Future Land Use Plan to City Council. Motion carried 9-0.

16. Request by Lennar Homes of Tennessee for rezoning approval for about 6.71 acres at 1500 Hunters Point Pike (Tax Map 58 Parcel 66.15) from CG to Vineyard Grove Townhomes, Phases 4 & 5 SP in Ward 1 (PN 1163162)

Staff recommended approval because it is consistent with the Future Land Use Plan.

Dean Design Group's Charlie Dean was available to answer any questions. He said that this project had been through the SP and Annexation Committee a couple of times, and they lined up the entrances for Phases 4 and 5 as requested by the Engineering Department.

Derek Dodson of 106 Chapman Drive said that he attended the November meeting, and he was not opposed to it. He did point out that the 6-acres at the edge of the property next to 231 North will be chewed up when TDOT widens the road (as shown on a diagram that was not submitted for exhibit).

A motion was made by Chad Williams and seconded by David Taylor for recommended approval of the rezoning to City Council. Motion carried 9-0.

17. Request by Staff for zoning code amendment for 14.813.13 Signage Enforcement to clarify responsible party.

A motion was made by Chad Williams and seconded by John Lankford for recommended approval of the amendment to the Zoning Code to City Council. Motion carried 9-0.

Directors Comments

Today the Census reached a milestone of being three quarters complete with 33,000 people being counted. The city still needs 38,000 people for it to be a benefit. Please let friends know about this census.

Adjourn

The meeting was adjourned at 6:35PM.



Mack McCluskey, Chairman



Date

Adrian Kelley, Vice Chairman


Kathleen Vail, Recording Secretary



Date

Current & Recently Approved Staff Review Items

Sidewalk Permits

77 residential building permits were submitted, no payment in-lieu-of has been granted by Staff.

Minor Final Plats

PN	Project	Description	Under Review	Approved	Signed
1105567	Wallace & Mary Brasen Estate, Lot 1	Request by Jack Partlow for a 1-lot subdivision at 2775 Coles Ferry Pike (Tax Map 45 Parcel 47) zoned A-1 in the UGB		11/13/2023	1/25/2024
1139680	504 Phelan Drive	Request by John Blackwell for a 2-lot subdivision at 504 Phelan Drive (Tax Map 82 Parcel 69) zoned R-1 in the UGB		12/19/2023	
1146207	Rex Reid Property	Request by Carol Thayer for a 2-lot subdivision at 5536 Hickory Ridge Road (Tax Map 70 Parcel 66) zoned R-1 in the UGB	Yes		
1106153	Woodbridge Glen - Lot 523-B	Request by DR Horton for a 1-lot subdivision at an unaddressed property on Mallard Drive (Tax Map 94 Parcel 14-12) zoned RM6 in Ward 4	Yes		

Minor Site Plans

PN	Project	Description	Under Review	Approved
1180898	Let Them Shine Drop In Playground	Request by Tina Ramsey for a non-residential development on about 0.96 acres at 1112 W Main Street (Tax Map 68A Group F Parcel 2.01) zoned CG in Ward 5		12/22/2023
1008566	Wilson County Fairgrounds Public Restroom Facility	Request by Wilson County Government for a non-residential development on about 0.29 acres at 945 E Baddour Parkway (Tax Map 67 Parcel 88.02) zoned CS in Ward 2		1/19/2024
1144966	Briskin Tenant Paving	Request by Warden Capital TN, Briskin Lane LLC for a non-residential development on about 18.5 acres at 704 Briskin Lane (Tax Map 82 Parcel 3.01) zoned IL in Ward 2	Yes	

South Hartmann Overlay Site Plans

PN	Project	Description	Under Review	Approved
1169685	Blue Hickory Phase 1	Request by Surrest for a 187-unit residential development on about 48.5 acres at an unaddressed property on Hickory Ridge Road (Tax Map 68 Parcels 7, 9, 10.01 & 10.02) zoned Blue Hickory SP in Ward 4	Yes	

Infill Overlay Site Plans

PN	Project	Description	Under Review	Approved
928269	423-425 Park Avenue	Request by 423 Park Townhomes, LLC for a 15 unit-residential development on about 1.05 acres at 423 & 425 Park Avenue (Tax Map 67I Group B Parcel 12) zoned CN in Ward 2	Yes	

Current & Recently Approved Staff Review Items

Planning City Council Items

Description	PC Recommendation	Status	
		1st Reading	2nd Reading
Request by Hal Bone for future land use plan amendment approval from RXH to CI and rezoning approval from R2 to CG for about 2.3 acres at 130 Trousdale Ferry Pike (Tax Map 67G Group B Parcel 31) in Ward 2	Negative	Passed	Passed
Request by David Swaney for ROW Abandonment for Section 2 Kontiki Estates of about 0.23 acres on Briarcliff Drive Extension in Ward 1	Positive	Passed	Passed
Request by Naren Patel for future land use plan amendment approval from RXH to FLH1G and rezoning approval from RD9 & CN to Golden Bear Flats SP for about 1.25 acres at 30, 50 & 60 Franklin Road (Tax Map 81C Group D Parcels 4, 5, & 7) in Ward 3	Positive	Passed	Passed
Request by Suncrest Real Estate & Land for SP amendment approval for about 124.48 acres at an unaddressed property on S Hartmann Drive (Tax Map 81 Parcel 122.02) zoned Barton Village North SP in Ward 3	Positive	Passed	Passed
Request by Taylor Vandever for ROW Abandonment for Unnamed Alley of about 0.21 acres between N Cumberland Street and N College Street in Ward 3	Positive	Passed	Passed
Request by Staff for a zoning code amendment to 14.812 Conservation Subdivision Design Standards to clarify building material standards and include single-family & two-family design standards now in all other new subdivisions.	Positive	Passed	Passed
Request by Holleman Law Group for rezoning approval for about 0.41 acres at 110 Ten Throw Drive & 148 Quita Circle (Tax Map 81F Group F Parcel 1) from RD9 to 148 Quita Circle Text SP in Ward 3	Negative	Denied	
Request by Cross Style Church for rezoning approval for about 0.69 acres at 104 Trinity Drive (Tax Map 57M Group A Parcel 5.02) from CG to CS in Ward 5	Negative	Sent back to PC for SP consideration	
Request by Mayor Rick Bell for zoning code amendment approval to remove car washes as use in the CG district and add car washes as a conditional use in the CO & IP districts	Positive	Passed	Passed
Request by Franklin Road Properties for future land use plan amendment approval from CI to CMO, plan of services approval, annexation and zoning to RR & S Hartmann Overlay Amendment to add as AS-OM for about 34.6 acres at 2150, 2250, 2290 & 2330 Franklin Road (Tax Map 80 Parcels 45, 45.02, 45.03 & 47) in Ward 3	Positive	Denied	
Request by Councilor Chris Crowell for rezoning approval for about 100.31 acres at 2770 Tuckers Gap Road (Tax Map 80 Parcel 23.03) from CS to CO in Ward 4	Negative	Passed	2/6/2024
Request by Staff for zoning code amendment approval for 14.807.D.1.d. Connectivity, Access, and Blocks Special Exceptions to allow listed hardship to not require block length requirements	Positive	Passed	2/6/2024
Request by Staff for South Hartmann Overlay amendment approval for Section C.1.h.iv. limiting sloped roof requirements to gas canopies 4,000 square feet and smaller	Positive	Passed	2/6/2024