

CITY OF LEBANON
MUNICIPAL REGIONAL PLANNING COMMISSION
Meeting Minutes –February 22, 2021

Members

David Taylor	Mack McCluskey	Jesse Gilliam	Adrian Kelley
Nick Hays	Ronnie Kelley	Chris Crowell	Chad Williams
Chuck Daley			

Staff

Kristy Barhite	Joshua Stahle	Kathleen Vail	Andy Wright
Regina Santana	Jeff Baines	Sarah Haston	

Call to Order

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

Chairman’s Comments

Chairman Mack McCluskey read the chairman’s comments.

Staff Reports

1. Sidewalks Report - Staff said that all the sidewalk permits for the month, and they are all being installed.

Sidewalk Permits

Date	Project	Lots	Status	
			Sidewalk	Payment In-Lieu
1/26/2022	Holland Ridge	10	Installing	
1/31/2022	Cedar Station Townhomes	4	Installing	
2/2/2022	Holland Ridge	9	Installing	
2/3/2022	208 W Forrest Avenue	1	Installing	Request Denied
2/10/2022	Woodbridge Glen	1	Installing	
2/11/2022	West End Townhomes	10	Installing	
2/15/2022	Woodbridge Glen	4	Installing	
2/15/2022	Cedar Station Townhomes	1	Installing	
2/18/2022	Woodbridge Glen	5	Installing	
2/22/2022	West End Townhomes	6	Installing	
		51		

2. Block Length Report – Staff said that they will propose and discuss these changes with the Zoning Committee and make a recommendation.

Block Length

	Type	Min	Max	Perimeter
Lebanon	ALL	800	1200	5700
Franklin	ALL		500	2400
Gallatin	Residential	200	1600	
Mt Juliet	Residential	800	1200	

3. Transparency Report – Staff said that it can be updated because 20% may not apply across the entire city and will discuss it with the Zoning Committee.

Transparency

	Lebanon	Franklin	Gallatin
Residential		15%	
Multi-Family		20%	
Mixed Use	20%	50% ground floor 20% upper floors	Contextual to surrounding buildings
Large Office		20%	
Large Retail		50%	
Flex (industrial)		20%	

Committee Reports

1. SP & Annexation Committee Report – Chuck Daley, Chairman reported that they had their first meeting on February 22, 2022 and they will be meeting on Monday March 14th at 11:30 AM. There were two items on the agenda, and one has a positive recommendation from the committee.
2. Historic Preservation Committee Report – John Foutch, Chairman reported that there are some items that will be coming before the Planning Commission:
 - 1) Two new potential proposed historic districts
 - a. The East Main/West Main Historic District
 - b. The Castle Heights District
 - 2) Potential landmarks designations sites – They will be having a work session to discuss this on Wednesday, February 23, 2022.
 - 3) Historic Guidelines – They are choosing a consultant to redo and clarify the guidelines.
3. Sidewalk, Bike, and Trails Committee Report - Labraunya Horton, Chairman reported that there are discussions on the issue of vehicles parking on sidewalks:
 - 1) Requirement that all garages have a 40-foot setback
 - 2) If the zoning district side setback minimum is 5 feet, vehicle parking must be provided on the side or rear of the lot
 - 3) All units using a front setback of 30 feet or less must have an area on the side or rear of lot reserved for driveway expansion
 - 4) The fire department needs 20-foot-wide access. Any road with a width of 28 feet or more may allow parallel parking on one side of the road and any road with a width of 36 feet or more may allow parallel parking on both sides of the road
 - 5) Driveway widths at the right-of-way property line, must not exceed the design standards in the zoning code and/or approved plans.

Everyone is invited to come to the public meeting to be held in the Mitchell House on April 11th from 6:00-8:00PM.
4. Zoning Committee Report – Staff reported for Chairman Kim Parks, who was not able to attend. Staff included a report from the consultant Stantec to show an example of what the proposed updates looked like as they work on the zoning districts.
5. Training Committee Report – Nick Hayes, Chairman reported that the committee was just formed for training the members of the planning commission and has not met yet.

Changes to the Agenda

NB1 -Request by Jon Kodi for site plan approval for The Freight Yard, a non-residential development on about 1.04 acres at 308 and 314 S Cumberland Street (Tax Map 68L Group D Parcel 13) zoned IL in Ward

This item was deferred by the applicant.

Public Hearing

1. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 34.85 acres of the Future Land Use Amendment for Proposed Rezoning on Sparta Pike project at 1317 & 1331 Sparta Pike and 85 Eastover Road (Tax Map 82 Parcels 81, 81.01 & 84) from CI to IL in Ward 2*

Rick and Sandy James of 1243 Sparta Pike were opposed to the project because of traffic issues, the jump from agricultural to industrial, and felt it was spot zoning.

Shirley Hickerson of 484 Eastover Road was opposed to the project siting traffic issues.

Ward 2 City Councilor Fred Burton was opposed to the project because the neighbors do not want industrial there and he felt that it was spot zoning. He mentioned that Eastover Road would need to be widened before industrial was put there.

2. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 40.6 acres of the Lebanon Outlet Mall project at 1 Outlet Village Boulevard (Tax Map 81 Parcel 95) in the South Hartmann Overlay from CI to CXU in Ward 3*

Tom Loftis, President of Loud and Obnoxious Cruisers asked what the plan was for the outlet mall because they do a lot of car shows there.

Chairman Mack McCluskey said that they only know that this is a FLU Plan change, nothing has been presented to them yet.

Laurie Garrison of 2306 Briarcliff Drive asked why if they do not know what is going there then why is this request before them. She asked if they would have an opportunity to oppose the project.

Mack McCluskey assured her that she would.

Derek Dobson of 106 Chapman Drive noted that the commission did not discuss the appearance of what the gateway to the city would look like with 600 apartments and they should consider a workshop. Also, he noted that this should be on the FBI agenda.

Chairman Mack McCluskey explained that annexations are requests from the developer and not city proposed projects.

3. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 40.58 acres of the Five Oaks Residential Mixed-Use Project at an unaddressed property on Horn Springs Road (Tax Map 46 Parcel 38) from RPO to FLH8 & FLH16 near Ward 6*

Staff said that since this item was deferred, Staff will hold another public hearing in April when it comes on the agenda again.

Michael Hershey of 2598 Horn Springs Road was opposed to the project because he felt it was spot zoning, not in character with the land use. He said Staff should post notices of these amendments to the FLU Plan.

Chairman Mack McCluskey said that there is a new committee called the SP and Annexation Committee would be dealing with that and there will be multiple opportunities for advertisement and giving folks a chance to speak.

Derek Dobson of 106 Chapman Drive was opposed to the project because this request is ridiculous, and the applicant lives in Green Hills on a large lot.

The public hearing was closed.

Approval of Minutes

Regular called January 25, 2022 Planning Commission Meeting.

Commissioner Chad Williams noted that the minutes needed to be corrected in regard to the motions of the elections of the Chairman and Vice Chairman positions.

A motion was made by Chris Crowell and seconded by Chad Williams for approval of the minutes. Minutes were corrected. Motion carried.

Old Business

1. *Request by Horizon Development for preliminary plat approval for Bethlehem Ridge, a 180-lot subdivision on about 111.0 acres at 225 Bethlehem Road (Tax Map 69 Parcel 13.09) zoned RS20 in Ward 6*

Staff comments:

- Applicant has requested a variance to post speeds of 5mph less than the designed speed on Armstrong Ridge and Lucas Rock Ridge.
 - Asbury Hawn, Mitchell Heights, and Cleveland Dale exceed the allowed 1,200ft.
- The applicant has requested variances for all three.
- This property has steep topography on the West side that constitutes a hardship for creating a connection off Asbury Hawn.
- Previously approved connections to the North on Hiawatha Drive and East on Cleveland Dale Bend need to be re-added to the plat.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval of the preliminary plat with a block length variance to the West and a variance for not connecting to the West. Everything else should meet the Code.

Lanny Jewell of 1800 Indian Hill Road said his point of contention was he does not want the road opened.

Jack Lowery of 222 Bethlehem Road said that the city needed to look at all development. He said that in talking with the department, there had been over 5000 building permits units authorized already and he estimates that the costs to the education system would be almost one million and what other services would that affect in the city. He stated that the city needs a tax base and that this is not a bedroom community for Nashville.

Derek Dobson of 106 Chapman Drive said that this property came under a legal investigation. He appreciated Hal Bone for coming up with a plan that beats anything previously attempted.

Maureen Vescera of 507 Stonehenge Drive said that the city needs to look at responsible development. They and their neighbors have been having flooding issues from Meritage for close to two years and the city does nothing and who is to say this will meet those requirements.

Ronnie Marks of 218 Bethlehem Road said that with all this high density, the traffic is not supported by the infrastructure.

Chairman Mack McCluskey said that the mayor is working on a committee to look at high density and the committee agreed with him.

Civil Site Design Group's Joe Haddix said that this has been seen previously in 2016, 2017, and 2021 when it was deferred for community input and one of the community's concerns was the connection to Hiawatha to the North. He said that they decided to ask for a variance to that connection and no future connectivity to the East. They followed the code with the number of access points, and they requested approval.

Commissioner Chad Williams said that it is wonderful that it is an RS20 zoning and disclosed that Hal Bone built his office building. He said that he felt that the connection to the East is not necessary. If Hickory Knoll developed quickly enough to have the two exits there to the South, he would agree with forgoing the Hiawatha connection. However, if it does not develop and stops this development, there would only be only one connection onto Bethlehem Road. He said he does not know how to word it for a motion regarding the connections. He said that he would ask that they would have it on their drawing as a conditional entrance.

A motion was made by Chad Williams and seconded by Chuck Daley for recommended approval of the preliminary plat subject to Staff's comments with variances for the block length and the connection to the East and with the conditional connection onto Hiawatha because of the number of units and with the two connections to Hickory Knoll.

Commissioner Chris Crowell said that he was glad that the developer and the builder chose RS20 zoning. He disclosed that he had business relationship with Hal Bone.

Motion continued. Motion carried 9-0.

2. *Request by Griffin Partners Development for site plan approval for Hwy 109 Warehouses, a non-residential development on about 255 acres at an unaddressed property on Cedar Creek Lane (Tax Map 94 Parcel 31) zoned IP in Ward 4*

Staff comments:

- Loading areas need to include a minimum six (6) foot high wall or fence along with the provided landscaping. This needed to be shown and denoted on the plan.
- Road connections to the parcels to the north, northeast, and south are needed.
 - The applicant has requested a variance for each.
- Block lengths and block perimeters exceed the maximums allowed.
 - The applicant has requested a variance for one block exceeding the maximum
- A minimum 5-foot-wide sidewalk with 7-foot planting strip is required.

- The Applicant has requested payment in lieu of sidewalks and the fee would be \$231,120.00 if approved.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval with an additional road connection to the Bracken property to the south and properly screening the loading area with the required wall or fence.

Anna Faye Lehman of 6800 Franklin Road is not opposed to this project. She asked if they are putting a road coming out to Franklin Road because the Bracken property is on Franklin Road.

Staff said that currently they are not connecting to the Bracken property, and they are proposing a new road.

There was continued discussion regarding the road and the possible connection areas.

Engineering Services Director Regina Santana explained that these are "proposed" future connections that cross somebody else's property. They are not being built with this development, but they are stubbing to the property line so that they can be carried forward and will connect in the future and that it is not near her property.

Chairman Mack McCluskey said that they may need another session to get more information. He asked whether they have the authority to prohibit trailer trucks on that road. These are the issues that need to be discussed but not in this meeting.

Civil and Environmental Consultants' Jay Cameli was available to answer any questions. He said that they have been working with Staff and a need for an east-west connection and after looking at grades, they gave a hypothetical idea of where the road could actually be built. He said that the connection to Urban Silos requested by Staff is a little bit difficult and does not meet the regulations for industrial roads. He explained that this is just a concept would give someone the fortitude to do those things to help the city in the future.

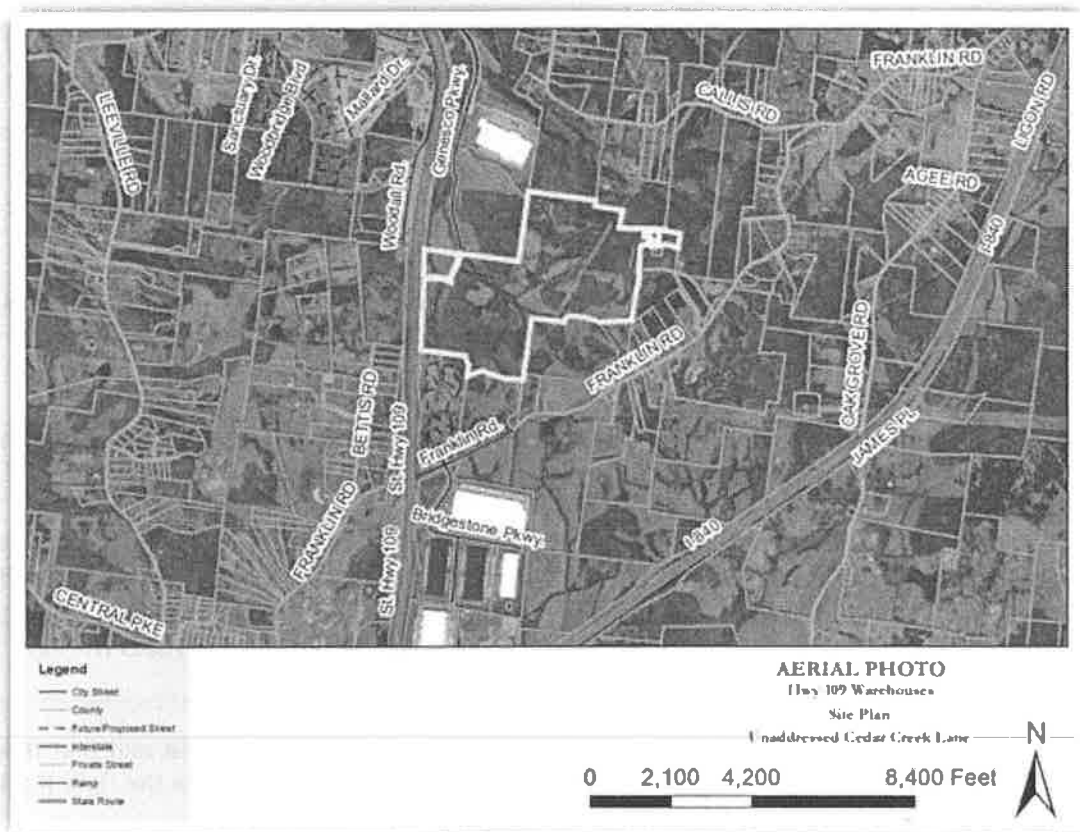
Chairman Mack McCluskey said that the word "concept" is a very judgmental term to a neighbor. He said that he does not feel comfortable until they get some questions answered.

There was additional discussion.

Attorney Tom White with Tune, Entrekin & White, P.C., said he deals with land use law, and this is a site plan and not a rezoning. He said that there may be things that need to be addressed but there is no reason not to move on this tonight. He said that land use laws are what controls here and he respectfully asked approval. He said that staff had recommended approval and the variance was requested for the southern road which cannot be lawfully asked for by the city because you cannot request something that is not driven by the project itself.

Griffin Partners' Travis Covington talked about Lebanon's benefit with this project and said that this project is over a \$200,000,000 investment from them. He said that this project would bring in \$2 million in taxes a year, \$600,000 of it goes to the city as well as personal taxes of the people who would live here and asked for approval.

Commissioner Chad Williams asked for the map to look at the properties.



A motion was made by Chad Williams and seconded by Adrian Kelley with granting all variances and the payment in-lieu-of sidewalks payment of \$231,120.00. Motion carried 9-0.

Variances granted were: 3 connection variances to the north, northeast, and south. 12 block length variances.

3. Request by Jon Kodi for site plan approval for The Freight Yard, a non-residential development on about 1.04 acres at 308 and 314 S Cumberland Street (Tax Map 68L Group D Parcel 13) zoned IL in Ward 3

This item was deferred by the applicant.

4. Request by Fred Burton for rezoning approval for about 28.8 acres at 76 properties of the Bluebird Urban Renewal Subdivision, Bluebird Urban Renewal 2 Subdivision, and Your Subdivision from R2 to RS9 in Ward 2

The Future Land Use Plan identified this area as Low Density Residential, Mixed Housing, and Suburban Commercial. Staff recommended approval because the request is consistent with the Future Land Use Plan.

Ward 2 City Councilor Fred Burton said that he did extensive studies on this property and the neighbors were talking about RS12 versus RS9 and over 30 properties do not meet the RS12 zoning. He said that the neighbors want the RS9 which is one house per one lot.

Derek Dobson of 106 Chapman Drive stated that he was the key driver of this request and thanked everyone for their work on this item.

A motion was made by Chris Crowell and seconded by Jesse Gilliam for recommended approval of the rezoning to City Council. Motion carried 9-0.

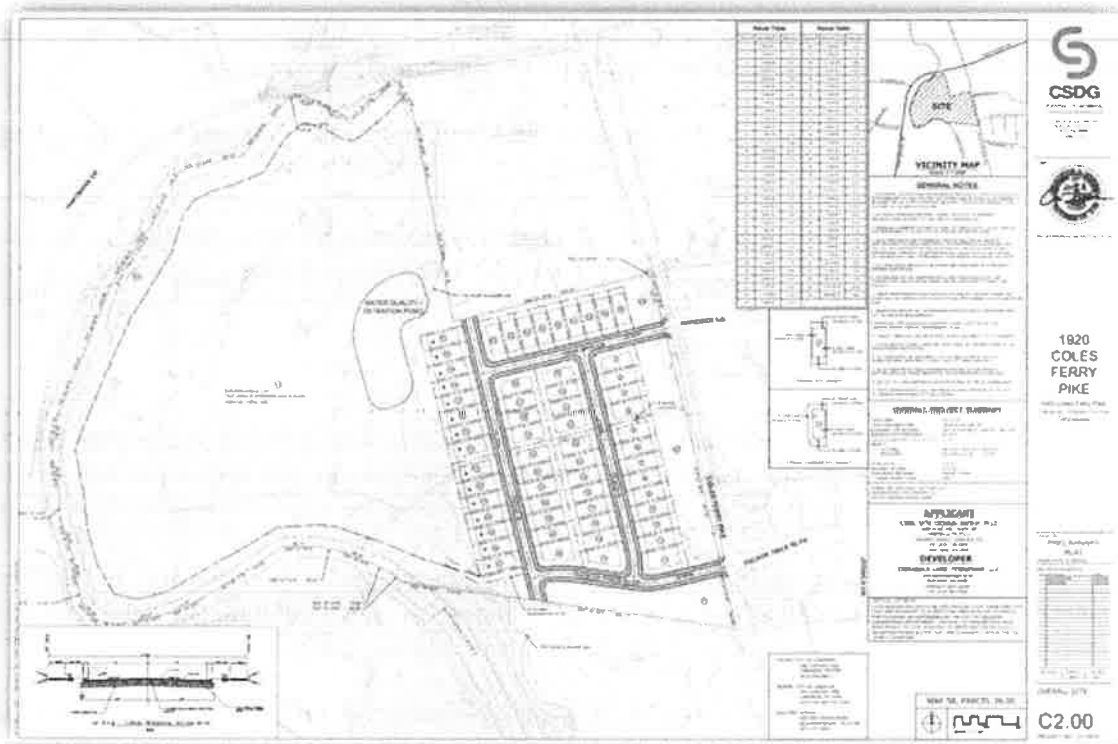
New Business

1. *Tamarack Land Tennessee, LLC for preliminary plat approval for Coles Ferry, a 65-lot conservation subdivision on about 54.21 acres at 1920 Coles Ferry Pike (Tax Map 58 Parcel 26) zoned RS9 & RR in Ward 1*

This item has been reviewed by Staff and meets all criteria under consideration by the Planning Commission. Staff recommended approval.

Derek Dobson of 106 Chapman Drive said that the request says 54 acres and whether that is for the entire property, how many areas are the houses on. (Conversation away from podium occurred.) He said that Tamarack Land Tennessee is located in Minnesota and the last time someone was 900 miles away and trying to hide their identity was trying to build on Bethlehem Road. He said that the roads will need to be widened and this project needed to be on the FBI's agenda.

Civil Site Design Group's Ryan Lovelace was available to answer any questions. He said that they are preserving nearly 2/3 of the property on the left (West) and developing the area on the right (East). He said that they meet all the criteria, and the lots are not up against Coles Ferry.



Brian Jackson of 1713 Hancock Lane said that all the homes in Coles Ferry Village are around 12,000sqft. He added that the only reason that is a conservation project because most all of the area is floodplain and those houses acreage don't fit the area.

A motion was made by Chad Williams and seconded by Adrian Kelley for approval of the preliminary plat because it meets all the criteria in the code. Motion carried 9-0.

2. *Request by Avice Cummins for final plat approval for the Edna Mai Hayes & Heirs Property, a 4-lot subdivision on about 8.69 acres at 1000 Highway 109 N (Tax Map 70 Parcel 81) zoned R-1 in the County*

This subdivision creates three non-buildable lots. It is located within the County although it is within the City's Urban Growth Boundary which requires our review. They are communicating with the County regarding the legality of creating these three non-buildable lots. The lots do not have access to sewer services and are only approximately 1.5 acres in size, each. Staff recommended denial because sewer or septic is not available on some parcels.

Keith and Associates Surveying's Brian Keith explained that this is a unique situation, as this property has a will attached to it and was not divided on a whim however, he submitted it so the commission would be able to see it because it is the respectful thing to do. He explained that these lots are unbuildable, as stated on the plat, and they are not designed to be built on, it is divided so the three heirs can individually share it. He said that at the end of the day, regardless, the three heirs would have their share.

Chairman Mack McCluskey said that if they are not buildable lots nor are they asking for it, is it appropriate to run it through the Planning Commission simply to subdivide the property and be in compliance with the will.

Staff said that they still would have to do a plat and it would come before this commission. Staff asked Andy Wright if a will would trump the city's regulations or since it is not under our regulations, it cannot be divided.

City Attorney Andy Wright said that if it does not meet our regulations then we don't need to be subdividing it.

Commissioner David Taylor asked how far away the sewer is.

Utilities Director Margaret Washko said it is West Wilson Water and no sewer and the sewer is far.

A motion was made by Chad Williams and seconded by Chuck Daley for denial of the final plat. Motion carried 9-0.

3. *Request by Joshua Gunnels for site plan approval for 109 Dental Office, a non-residential development on about 1.35 acres at an unaddressed property on Highway 109 N (Tax Map 79 Parcel 43) zoned CS in Ward 4*

This item has been reviewed by Staff and meets all criteria under consideration by the Planning Commission. Staff recommended approval because the plan follows the code.

615 Design Group's CJ Murrell was available to answer any questions.

A motion was made by Chris Crowell and seconded by Chuck Daley for approval of the site plan. Motion carried 9-0.

4. *Request by Raymond Harris for a future land use plan amendment for about 34.85 acres of the Future Land Use Amendment for Proposed Rezoning on Sparta Pike project at 1317 & 1331 Sparta Pike and 85 Eastover Road (Tax Map 82 Parcels 81, 81.01 & 84) from CI to IL in Ward 2*

The properties to the North and East are indicated as Rural Open Space, to the South are indicated as Interchange Commercial and Light Industrial & West as Interchange Commercial on the Future Land Use Plan. Staff recommended denial because the existing Future Land Use designation is a more appropriate designation for this property.

Warren and Associates' Jerry Warren was available to answer any questions. He said that the Future Land Use Plan has the land use as commercial and the only difference between that and IL are building materials and farm equipment and/or transport and warehousing. He said that the owners intent is to have equipment use sales in front and smaller warehouse buildings in back. He stated that no traffic would come out on Sparta Pike.

Ward 2 City Councilor Fred Burton said that people called him, and they do not want any industrial close to their homes. He said he would like the commission to follow Staff's recommendation on denial.

District 7 County Commissioner Terry Scruggs asked what the plans for the roads are because if it is going onto Eastover, that road can not handle it.

Jerry Warren stated that there is no intent for traffic to come out on Eastover Road, but any improvements needed for Sparta Pike would be determined by TDOT.

Commissioner David Taylor recused himself from voting.

Commissioner Chad Williams said that he has a relationship with the owner. He said that mess that is there would be cleaned up by the owner because there are pieces of trucks and that would beautify the city. He is not opposed to it at all.

Commissioner Nick Hayes said he agreed that there is a mess there that needs to be cleaned up, but the Future Land Use Plan was just approved.

A motion was made by Nick Hayes and seconded by Adrian Kelley for recommended denial of the amendment to the Future Land Use Plan to City Council. Motion carried 7-1.

5. *Request by Raymond Harris for rezoning approval for about 34.85 acres of the Proposed Rezoning on Sparta Pike project at 1317 & 1331 Sparta Pike and 85 Eastover Road (Tax Map 82 Parcels 81, 81.01 & 84) from CG & CS to IP in Ward 2*

The Future Land Use Plan identified this area as Interchange Commercial which would not support IP. The requested Future Land Use designation of Light Industrial would support this rezoning. These properties are better suited to commercial typically found around interstate interchanges. Staff recommended denial because these properties are better suited to commercial typically found around interstate interchanges.

Warren and Associates' Jerry Warren was available to answer any questions.

David Rule of 113 Spring Creek Lane is opposed to this project because it does not fit this area.

Ward 2 City Councilor Fred Burton asked the commission follow Staff's recommendation on denial.

A motion was made by Nick Hayes and seconded by Adrian Kelley for recommended denial of the rezoning to City Council. Motion carried 8-1.

6. *Request by Lebanon Realty for a future land use plan amendment for about 40.6 acres of the Lebanon Outlet Mall project at 1 Outlet Village Boulevard (Tax Map 81 Parcel 95) in the South Hartmann Overlay from CI to CXU in Ward 3*

The properties to the North & West are indicated as Mixed Housing, to the East are indicated as Interchange Commercial, and to the South as Office/Medical on the Future Land Use Plan. Staff recommended approval because this request supports the aims and intentions of the South Hartmann Overlay.

Staff read an email from City Council Camille Burdine regarding a plan book that was no under consideration. (See Exhibit A)

Derek Dobson of 106 Chapman Drive reiterated that this would have a profound implication for the city and suggested deferral. Also, he noted that this should be on the FBI agenda.

Land Solutions Company's Lynn Ealey clarified that these requests are very early in the process. He said that there are many questions of what it will be or not be and there are also lots of opinions being shared. Tonight, he said all they are looking at is whether the city documents support redevelopment of this project. He thanked Staff for all the time spent helping them understand what is possible.

Laurie Karline Garrison of 2306 Briarcliff Drive said that she does not oppose anything but the residential. She said that they need shopping and that nobody promotes the outlet mall, and that the city needs to support our town.

Maureen Vescera of 507 Stonehenge Drive asked if Southside School would be rezoned again and stated that they do not have the space for more children. She emphasis how more shops are needed.

Commissioner Chad Williams said that he is on the fence because the outlet mall has been fairly dead for years for whatever reason and because they just passed the FLU Plan.

Commissioner Chris Crowell is glad that someone is stepping forward to come up with a plan and utilize the property. He said that they have been out there shopping and he is glad that there are stores still there and wishes all the stores were still there, but they are not, and we need a better plan than what is there now.

A motion was made by Chris Crowell and seconded by David Taylor for recommended approval of the amendment to the Future Land Use Plan to City Council. Motion carried 9-0.

7. *Request by Lebanon Realty for a South Hartmann Overlay amendment for about 40.6 acres of the Lebanon Outlet Mall project at 1 Outlet Village Boulevard (Tax Map 81 Parcel 95) from AS-IC to WU-TCMx/TRC in Ward 3*

Staff recommended approval based on the vote on the previous item.

Derek Dobson of 106 Chapman Drive said that he does not recall Glen Ealey (Lynn) being on any records for Lebanon Realty.

Land Solutions Company's Lynn Ealey said that Land Solution is his primary business and on the application that they are the engineer of record, and they do their own design and development work. He said that the business is in Berry Hill, and he lives in Sumner County and had shopped at this mall since he was a kid and had seen the ebb and flow of businesses. He said that is one of the reasons they are excited to bring something new to the area. He said that in regard to the commercial aspect, they are far from deciding what is going to be done. He said they are looking at mixed commercial, residential, and office uses to create more of the walkable type communities.

Commissioner Chris Crowell said he was glad that this is an amendment to the gateway and applaud as much commercial if possible.

A motion was made by Chris Crowell and seconded by David Taylor for recommended approval of the amendment of the South Hartmann Overlay to City Council. Motion carried 9-0.

8. *Request by Lebanon Realty for rezoning approval for about 40.6 acres of the Lebanon Outlet Mall project at 1 Outlet Village Boulevard (Tax Map 81 Parcel 95) in the South Hartmann Overlay from CG to CN in Ward 3*

The Future Land Use Plan identified this area as Interchange Commercial which would not support CN. The requested Future Land Use designation as CXU would support this request. Staff recommended approval based on the vote of the two previous items.

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

9. *Request by Akbar K. Arab for rezoning approval for about 12.2 acres of the Proposed Rezoning of S. Hartmann Property project at an unaddressed property on Leeville Pike (Tax Map 69 Parcel 42) in the South Hartmann Overlay from RR to CN in Ward 4* This item was deferred by the applicant.

The properties to the North are zoned RP2 & CG, to the East as CG & CS, to the South as RS20, and to the West as RR. The Future Land Use Plan identified this area as Downtown Mixed Use which would support CN. Staff recommended approval because the request is consistent with the South Hartmann Overlay designation for this property.

Warren and Associates' Kramer Tuggle was available to answer any questions. He said that this is only the first step to building in the overlay.

Mary Singleton of 2145 Leeville Pike is concerned because the entrance and exit does not have enough room to enter Hartmann and Leeville Drives.

Chairman Mack McCluskey explained that this is just the rezoning. There will be a preliminary plat and a final plat to be considered and will come before the commission for review.

Kramer Tuggle explained that this is still in the conceptual stages and that traffic would be looked at by the engineering staff in the future.

A motion was made by Chris Crowell and seconded by Chuck Daley for recommended approval of the rezoning to City Council. Motion carried 9-0.

Commissioner Chris Crowell said that he would like to have a meeting with the owner, developer, and the neighbors to find out what the plan is.

Director's Comments

None.

Adjourn

The meeting was adjourned at 6:55 PM.

WD McCluskey
Mack McCluskey, Chairman

Kathleen Vail
Kathleen Vail, Recording Secretary

3/22/22
Date

March 22, 2022
Date

EXHIBIT A

Subject: Re: Planning Commission - February 22, 2022

Planning Commissioners,

I hope to be there Tuesday night to speak to you in person, but I wanted to go ahead and send you this draft concept look book from the developer for the former outlet mall site which is on your agenda Tuesday. This is NOT the Site Plan but a Concept Plan! I think you will find that it is a positive change to an underutilized area in our city. I hope you all will support this quality development and are as excited as I am to see this come to reality.

Thank you,
Camille