

AGENDA

THE CITY OF LEBANON PLANNING COMMISSION WILL HAVE A REGULAR MEETING ON TUESDAY, MARCH 22, 2016 AT 5:00 PM IN THE TOWN HALL ROOM AT 200 NORTH CASTLE HEIGHTS AVENUE

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

CHAIRMAN'S COMMENTS

CHANGES TO THE AGENDA

PUBLIC HEARINGS

1. **Public Hearing** on proposed amendment to Subdivision Regulations Table 1.1 – Street Design Standards and Article IV.A.5 Minimum Pavement Widths to amend the Right-of-Way Minimum Widths
2. **Public Hearing** on proposed amendment to Subdivision Regulations in Article III Section A.3.e “alleys” and Section 15. “Alleys” to amend alley regulations

APPROVAL OF MINUTES

1. Regular Called February 23, 2016 Planning Commission Meeting
2. Special Called March 3, 2016 Planning Commission Meeting

CONSENT AGENDA

1. Request by Gwaltney Communities, LLC for Preliminary Plat approval of Stonehenge Apartments, a 1 lot subdivision of about 13.21 acres at 2645 Highway 109 North (Tax Map 56 Parcels 60.02 and 60.03) zoned CS in Ward 6
2. Request by Forest Lebanon, LLC for Preliminary Plat approval of the Forest of Lebanon Subdivision, a 144 lot subdivision of about 196.27 acres on unaddressed property on Cherrydale Drive (Tax Map 47 Parcels 23 and 26) zoned RS20 in Ward 6

OLD BUSINESS

Request by Gwaltney Communities, LLC for Site Plan approval of Stonehenge Apartments, an apartment development of about 228 units on about 13.21 acres

at 2645 Highway 109 North (Tax Map 56 Parcels 60.02 and 60.03) zoned CS in Ward 6

NEW BUSINESS

1. Request by Frances Lea for Final Plat approval of Subdivision of Lot 89 Lea Estates & Walker Estates, a 2 lot subdivision of about 0.46 acres on unaddressed property on Raden Drive (Tax Map 59I Group A Parcel 5) zoned RD9 in Ward 1
2. Request by Gordon Carroll for Final Plat approval of Wilson Farms Phase I, a 1 lot subdivision of about 8.31 acres at Highway 109 and Interstate 40 (Tax Map 79 Parcels 57, 60, 61.02 and 61.09) zoned CG, RS20 and RM6 in Ward 4
3. Request by Farmington Woods, LLC. for Final Plat approval of Phase 7 Farmington Woods, a 34 lot subdivision of about 21.44 acres on unaddressed property on Springfield Drive (Tax Map 45 part of Parcel 55) zoned RS20 in Ward 1
4. Request by Dr. Tim Pfountz for Site Plan approval of Smile Solutions of Lebanon, a development of 0.76 acres at 345 Hartmann Drive (Tax Map 68 Parcel 10.01) zoned CG in Ward 6
5. Request by Performance Food Group for Site Plan approval of PFG Building Addition, a development of 17.03 acres at 401 Maddox-Simpson Parkway (Tax Map 81 Parcel 70.02) zoned IH and IP in Ward 3
6. Request by Commercial Construction and Maintenance, Inc. for Site Plan approval of Mister B's 3 Minute Express Wash, a development of about 0.81 acres at 108 East Adams Avenue (Tax Map 68M Group E Parcel 3) zoned CG in Ward 3 (applicant is requesting payment in-lieu-of sidewalks)
7. Request by Staff for Site Plan approval of Batting Cages on unaddressed property on Park Drive (Tax Map 68M Group D Parcel 38) zoned IL in Ward 2
8. Request by Robert Earheart, Jr. for rezoning approval of about 252.00 acres on unaddressed property on Highway 109 South (Tax Map 94 Parcel 31) from RS20 to IP in Ward 4
9. Request by Sharon Robinson for rezoning approval of about 4.90 acres at 1680 Franklin Road (Tax Map 81 Parcel 116.03) from RR to CG in Ward 3
10. Request by Shin Yi Lien for rezoning approval of about 19.00 acres on unaddressed property on Maddox Simpson Parkway and S.E. Tater Peeler Road

(Tax Map 81 Parcels 77.10, 77.08 and 77.15 and Tax Map 92 part of Parcels 25 and 25.01) from RR to IL in Ward 3

11. Request by Hamilton Springs, LLC. for a major amendment to the Specific Plan for Hamilton Springs Specific Plan a development of about 241.63 acres at unaddressed property on U.S. Highway 70 (Tax Map 57 Parcels 8.04, 8.05, 8.06 and 8.07) zoned SP in Ward 6
12. Request by Staff for an amendment to the Major Thoroughfare Plan to add a frontage road along Highway 109 from Leeville Road to Callis Road, to add a frontage road along Highway 109 between Business Park Drive and Martha Leeville Road, and to extend Business Park Drive through to an intersection with Martha Leeville Road
13. Request by Staff to amend the Future Land Use Plan south of Lebanon Road/ U.S. Highway 70 between Highway 109 and the Nashville and Eastern Railroad to allow for Transit Oriented Development (TOD)

COMMISSIONER COMMENTS

PLANNING DIRECTOR COMMENTS

ADJOURN