

## **AGENDA**

**THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE AN  
REGULAR MEETING ON TUESDAY, JULY 26, 2016 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**

### **APPROVAL OF MINUTES**

Regular Called June 28, 2016 Planning Commission Meeting

### **CONSENT AGENDA**

1. Request by Duke Construction for preliminary plat approval of Farm 840, an 8 lot subdivision of about 105.56 acres at State Route 840 and Central Pike (Tax Map 101 Parcel 32 and Tax Map 116 Parcel 11.06 and 11.07) zoned IP in Ward 4
2. Request by Duke Construction for final plat approval of Farm 840, an 8 lot subdivision of about 105.56 acres at State Route 840 and Central Pike (Tax Map 101 Parcel 32 and Tax Map 116 Parcel 11.06 and 11.07) zoned IP in Ward 4

### **OLD BUSINESS**

1. Request by Goodall Homes for a minor master plan amendment Stonebridge Planned Unit Development, 872 lot subdivision of about 302.08 acres on Whispering Oaks Drive (Tax Map 79 Parcels 51.08, 51.09, 51.10, 51.11, 51.12, 51.13, 51.14 and 52) zoned RS12 with PUD overlay in Ward 4
2. Request by Goodall Homes for site plan approval of Heritage Hills at Stonebridge Phase 29, a 38 lot subdivision of about 16.00 acres at unaddressed Leeville Pike (Tax Map 79 Parcel 52) zoned RS12 with PUD overlay in Ward 4
3. Request by Goodall Homes for final plat approval of Heritage Hills at Stonebridge Phase 29, a 38 lot subdivision of about 16.00 acres at unaddressed Leeville Pike (Tax Map 79 Parcel 52) zoned RS12 with PUD overlay in Ward 4

4. Request by Gross Builders for rezoning approval, for about 2.19 acres at unaddressed Franklin Road (Tax Map 81 Parcel 120.11) from RM6 to CG in Ward 3

## **NEW BUSINESS**

1. Request by Carroll Homes for final plat approval of The Venue 109, a 2 lot subdivision of about 186 acres at State Route 109 and Interstate 40 (Tax Map 79 Parcel 61.02) zoned CG, RM6 and RS20 in Ward 4
2. Request by Duke Realty Limited Partnership for site plan approval for Park 840 Business Center, Building 200, a development of 22.82 acres at 200 Duke Drive (Tax Map 11 Parcel 35.24) zoned IP in Ward 4
3. Request by Humane Association Wilson County, Inc. for site plan approval for New Leash on Life, a development of 1.19 acres at 507 Jim Draper Boulevard (Tax Map 58N Group B Parcel 32.03) zoned IL in Ward 1
4. Request by Tim McClure for a minor master plan amendment for the River Oaks Planned Unit Development, a 171 lot subdivision of about 104.3 acres at 4090 Lebanon Road (Tax Map 56 Parcel 12.05) zoned RS20 with PUD overlay in Ward 6
5. Request by Water's Hill Homeowners Association for a master plan amendment to the Water's Hill Planned Unit Development, a 28 lot subdivision of about 17.5 acres on West Main Street (Tax Map 57 Parcel 103, Tax Map 57J Group D Parcels 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Tax Map 57J Group E Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14) zoned RS20 and CN with a PUD overlay in Ward 6
6. Request by Carolyn Eakes, Stephen Piercey and Billy Huff for rezoning approval, for about 38.78 acres at unaddressed West Main Street (Tax Map 57 Parcel 25.04) from RS20 to CN in Ward 5
7. Request by Margie Harris and Sally Cotten for rezoning approval, for about 9.67 acres at 125 and 129 Blair Lane (Tax Map 69D Group A Parcel 30, Tax Map 69 Parcel 24, Tax Map 57 Parcel 91.02 and Tax Map 69D Group A part of Parcel 5) from RS20 to RS9 and RD9 in Ward 6
8. Request by Doug McDowell for plan of services approval for about 89.17 acres at unaddressed Odum Lane (Tax Map 116 part of Parcel 20) in Ward 4
9. Request by Doug McDowell for annexation and zoning approval for about 89.17 acres at unaddressed Odum Lane (Tax Map 116 part of Parcel 20) and IP zoning in Ward 4

10. Request by Staff for Future Land Use Plan amendment, for about 339.34 acres at unaddressed Cainsville Road and 1528, 1532 and unaddressed Sparta Pike (Tax Map 82 Parcels 115.03, 116, and 164; and Tax Map 91 Parcels 5 and 26.02) from Medium Density Residential and Commercial/Office to Industrial/Commercial in Ward 3
11. Request by Staff for rezoning approval, for about 215.33 acres at unaddressed Cainsville Road (Tax Map 82 Parcel 164) from RD9 to IP in Ward 3
12. Request by Staff for plan of services approval for about 124.01 acres at 1528, 1532 and unaddressed Sparta Pike (Tax Map 82 Parcels 115.03, 116, and part of Parcel 164; and Tax Map 91 Parcels 5 and 26.02) in Ward 3
13. Request by Staff for annexation and zoning approval for about 124.01 acres at 1528, 1532 and unaddressed Sparta Pike (Tax Map 82 Parcels 115.03, 116, and part of Parcel 164; and Tax Map 91 Parcels 5 and 26.02) and IP zoning in Ward 3
14. Request by Staff for an amendment to the Major Thoroughfare Plan to amend Project #7: Interstate 40 Frontage Road to connect Leeville Road to Sullivan Bend Road
15. Request by Staff for an amendment to the Major Thoroughfare Plan to amend Project #8: Sullivan Bend Extension One to extend Sullivan Bend Road West to Beckwith Road
16. Request by Staff for an amendment to the Major Thoroughfare Plan to amend Project #22: Hartmann Drive/Maddox Simpson Parkway Extension to add a frontage road spur along Sparta Pike
17. Request by Staff for an amendment to the Major Thoroughfare Plan to amend Project #27: Safari Camp Road Improvements
18. Request by Carrol Homes to close Safari Camp Road at Highway 109 and reroute Safari Camp as a part of First Avenue (part of the Wilson Farms Development) in Ward 4
19. Request by Staff for Zoning Code Amendment to Title 14 Chapter 6 Section 14.602 D. CG – Commercial General and Appendix B: Land Use Activity Classification Table to remove Transport & Warehousing from the allowed conditional uses
20. Request by Staff for Zoning Code Amendment to Title 14 Chapter 6 Section 14.602 D. CG – Commercial General and Appendix B: Land Use Activity Classification Table to add Financial, Consultative and Administrative uses to the permitted uses

21. Request by Staff for Zoning Code Amendment to Title 14 Appendix A: Rules for Construction of Language and Definitions to amend the definition of Dwelling, Multi-Family

#### **COMMISSIONER COMMENTS**

#### **PLANNING DIRECTOR COMMENTS**

1. Planning Staff will be attending the TAPA Conference in from September 21 to 23. This will accelerate the September Planning Commission schedule slightly. Submittals will be due August 24<sup>th</sup>, the Preliminary Meeting will be September 13<sup>th</sup> and The Regular Meeting will be September 20<sup>th</sup> at 4:00PM. A City Council Meeting will follow at 6:00PM.

#### **ADJOURN**