

AGENDA

THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A REGULAR MEETING BY STREAMING VIDEO ON TUESDAY, MARCH 23, 2021 AT 5:00 PM

CALL TO ORDER

REMOTE PROCEDURE

Request by Staff to hold a remote meeting because the health of the public requires it

APPROVAL OF MINUTES

Regular Called September 22, 2020 Planning Commission Meeting

Regular Called October 27, 2020 Planning Commission Meeting

Regular Called November 16, 2020 Planning Commission Meeting

Regular Called December 14, 2020 Planning Commission Meeting

Regular Called January 26, 2021 Planning Commission Meeting

Regular Called February 23, 2021 Planning Commission Meeting

CHANGES TO THE AGENDA

PUBLIC HEARING

1. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 2 acres at 940 South Maple Street (Tax Map 81C Group D Parcel D) from MDR to HDR in Ward 3 (Planning Commission Resolution 21-07)
2. **Public Hearing** on the proposed amendment to the Future Land Use Plan for the City of Lebanon
3. **Public Hearing** on the proposed amendment to the Major Thoroughfare Plan for the City of Lebanon

CONSENT AGENDA

1. Request by Meritage Homes of Tennessee Inc for final plat approval for Holland Ridge Phase 4B, a 55-lot subdivision on about 17.81 acres at 5997 Leeville Pike (Tax Map 79 Parcel 50) zoned RM6 with a PUD overlay in Ward 4

2. Request by Jim Yeaton for preliminary plat approval for Lewis Vaden, Lots 4, 5 & 6, a 4-lot subdivision on about 10.55 acres at an unaddressed property on Rome Pike (Tax Map 59 Parcels 64.04 & 64.05) zoned A-1 in the UGB
3. Request by Al Neyer Construction for final plat approval for Highway 109 Warehouse, a 2-lot subdivision on about 37.25 acres at unaddressed properties on Highway 109 North, Business Park Drive, and Martha Leeville Road (Tax Map 56 Parcels 47.06, 58.01, and 58.20) zoned IP in Ward 6
4. Request by Fleming Homes LLC for final plat approval for Lot 56 Rowland Farms, a 3-lot subdivision on about 2.30 acres at an unaddressed property on Leeville Pike (Tax Map 80 Parcel 6) zoned RS9 in Ward 4
5. Request by DS Woodbridge Glen Sub, LLC for final plat approval for Woodbridge Glen Subdivision, Phase 1-B, Section 2, a 40-lot subdivision on about 8.66 acres at an unaddressed property on Woodbridge Boulevard (Tax Map 94 Parcel 14.06) zoned RS6 in Ward 4
6. Request by DS Woodbridge Glen Sub, LLC for final plat approval for Woodbridge Glen Subdivision, Phase 1-B, Section 3, a 22-lot subdivision on about 8.65 acres at an unaddressed property on Woodbridge Boulevard (Tax Map 94 Parcel 14.06) zoned RS6 in Ward 4
7. Request by Centex Homes for final plat approval for Spence Creek Phase 33, a 38-lot subdivision on about 9.1 acres at an unaddressed property on Highway 109 North (Tax Map 48 Parcel 64.18) zoned RS20 with a PUD overlay in Ward 6
8. Request by Meritage Homes of Tennessee Inc for final plat approval for Holland Ridge Phase 4C, a 31-lot subdivision on about 10.68 acres at 5997 Leeville Pike (Tax Map 79 Parcel 50) zoned RM6 with a PUD overlay in Ward 4

OLD BUSINESS

1. Request by Naren Patel for a future land use plan amendment for about 2 acres at 940 South Maple Street (Tax Map 81C Group D Parcel D) from MDR to HDR in Ward 3
2. Request by Naren Patel for rezoning approval for about 2 acres at 940 South Maple Street (Tax Map 81C Group D Parcel D) from RD9 to SP in Ward 3

NEW BUSINESS

1. Request by DS Woodbridge Glen Sub, LLC for final plat approval for Woodbridge Glen Subdivision, Phase 1-B, Section 1, a 37-lot subdivision on about 12.61 acres at an unaddressed property on Woodbridge Boulevard (Tax Map 94 Parcel 14.06) zoned RS6 in Ward 4
2. Request by Al Neyer, LLC for site plan approval for Comer Industrial, a non-residential development on about 54.0 acres at an unaddressed property on Murfreesboro Road (Tax Map 92 Parcel 54) zoned IP in Ward 3

3. Request by JL Enterprises, Inc. for site plan approval for Hartsville Highlands 2, a development of 25 units on about 2.18 acres at 613 Hartsville Pike (Tax Map 67A Group A and B Parcels 24, 44.01 & 47) zoned R2 in Ward 2
4. Request by Oracle Consulting Services for site plan approval for Limestone Trail Apartments, a development of 190 units on about 12.27 acres at an unaddressed property on Alhambra Drive (Tax Map 58 Parcels 15.01) zoned RM6 in Ward 1
5. Request by Development Management Group, LLC for site plan approval for Take 5, a non-residential development on about 12.85 acres at 1418 West Main Street (Tax Map 68A Group A Parcel 2.02) zoned CG in Ward 5
6. Request by Timberland Partners for site plan approval for Sundance Lebanon, a development of 253 units on about 19.85 acres at an unaddressed property on Woodall Road (Tax Map 94 Parcel 16.01) zoned RM6 in Ward 4
7. Request by Marcus & Millichap, Stollenwerk Multi Housing Group for site plan approval for The Hudson Apartments, a development of 166 units on about 9.61 acres at 110 Maple Hill Road (Tax Map 57 Parcels 46 & 47) zoned CN in Ward 6
8. Request by Marcus & Millichap, Stollenwerk Multi Housing Group for gate approval for The Hudson Apartments, at 110 Maple Hill Road (Tax Map 57 Parcels 46 & 47) zoned CN in Ward 6
9. Request by Bates Ford for a future land use plan amendment for about 2.61 acres at 1780 Franklin Road (Tax Map 81 Parcel 118) from AS-SC to AS-IC in Ward 3
10. Request by Bates Ford for a South Hartmann Gateway Overlay amendment for about 11.41 acres at 1780 and 1812 Franklin Road (Tax Map 80 & 81 Parcels 49 & 118) from AS-OM to AS-IC in Ward 3
11. Request by Bates Ford for rezoning approval for about 2.61 acres at 1780 Franklin Road (Tax Map 81 Parcel 118) from RR to CG in Ward 3
12. Request by Dawson Lane Partners for a future land use plan amendment for about 18.50 acres at an unaddressed property on Leeville Pike (Tax Map 68 Parcel 13.02) from SFAD to HDR in the Ward 4
13. Request by Dawson Lane Partners for rezoning approval for about 18.50 acres at an unaddressed property on Leeville Pike (Tax Map 68 Parcel 13.02) from RD9 to RM6 in the Ward 4
14. Request by Neely Coble, IV for a right-of-way abandonment for about 0.157 acres of unimproved right-of-way on Maxwell Court in Ward 4

15. Request by Fleming Homes for rezoning approval for about 17.65 acres at 710, 722 and an unaddressed property on Tater Peeler Road (Tax Map 81 Parcels 45, 45.01, 46 & 47) from CG to CS in Ward 3
16. Request by Faye McGrew and Thomas Nokes for rezoning approval for about 9.3 acres at 815 and an unaddressed property on Hartsville Pike (Tax Map 59 Parcels 111.28 & 111.29) from RR to RS12 in Ward 2
17. Request by Ray Alsup for rezoning approval for about 21.5 acres at 624 Rome Pike (Tax Map 59 Parcels 111.01) from RR to RS12 in Ward 2
18. Request by Staff for a Zoning Code amendment to Title 14 Chapter 12 to add requirements for annexation applications
19. Request by Staff for a Zoning Code amendment to Title 14 Chapter 8 Section 14.806 Open Space to amend requirements within open space for developments
20. Request by Staff for a Zoning Code amendment to Title 20 Chapter 1 Section 20-124 Prohibited signs and other regulations to add requirements for Utility Box Wrapping
21. Request by Staff for approval of the 2040 Comprehensive Plan