

AGENDA

THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A REGULAR MEETING ON TUESDAY, JUNE 27, 2023, 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

STAFF REPORTS

Sidewalks

COMMITTEE REPORTS

1. SP & Annexation
2. Historic Preservation
3. Residential Development
4. Training

CHANGES TO THE AGENDA

PUBLIC HEARINGS

1. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 0.90 acres at 2609 W Old Murfreesboro Road (Tax Map 92 Parcel 10) from CI to IL in Ward 3 (PN 1003111)
2. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 9.9 acres at 4400 Lebanon Road (Tax Map 47 Parcel 31) from FLH8 to RPO in Ward 6 (PN 1023060)
3. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 0.78 acres at 1415 & 1417 Alhambra Drive (Tax Map 58 Parcels 15.14) from FLH2 to RXH in Ward 1 (PN 1024865)
4. **Public Hearing** on the proposed amendment to the Subdivision Regulations to add Article III.J. Open Space to add open space standards for residential subdivisions.

APPROVAL OF MINUTES

Regular called May 23, 2023, Planning Commission Meeting

CONSENT AGENDA

1. Request by Mark Gray for final plat approval for Resubdivision Lot 16 & 17 Greenfield Subdivision, a 3-lot subdivision on about 0.79 acres at 503 & 505 S Tarver Avenue (Tax Map 68K Group H Parcels 9 & 10) zoned RD9 in Ward 3 (PN 973498)
2. Request by Goodall Homes for final plat approval for The Preserve at Belle Pointe, Phase 1D, a 47-lot subdivision on about 6.82 acres at an unaddressed property on Heatherly Way (Tax Map 47 Parcel 10) zoned RS12 w/ The Preserve PUD Overlay in Ward 6 (PN 1035558)
3. Request by D.R. Horton for final plat approval for Hartmann Crossing, Section 2, a 27-lot conservation-subdivision on about 9.48 acres at an unaddressed property on Wrightford Drive (Tax Map 59 Parcel 17.04) zoned RD9 in Ward 1 (PN 1035696)
4. Request by D.R. Horton for final plat approval for Hartmann Crossing, Section 3A, a 42-lot conservation-subdivision on about 9.98 acres at an unaddressed property on Hartmann Drive (Tax Map 59 Parcel 17.04) zoned RD9 in Ward 1 (PN 1035722)
5. Request by Golden Bear 940, LLC for site plan approval for 940 S Maple Street, a 42-unit residential development on about 1.94 acres at 940 S Maple Street (Tax Map 81C Group D Parcel 2) zoned SMSP in Ward 3 (PN 837513)

OLD BUSINESS

- 1 & 2. Request by Al Neyer for future land use plan amendment approval from RXH to CI and rezoning approval from CG to National Indoor RV 2 SP for about 12.52 acres of the National Indoor RV Centers Phase 2 project at 1642 & unaddressed properties on Old Murfreesboro Road (Tax Map 81 Parcels 107, 108 & 109) in Ward 3 (PN 969810 & 969669) (pg. 6)

NEW BUSINESS

1. Request by Jack Bell Builders for site plan approval for Sweetbriar Place Townhomes, a 72-unit residential development on about 7.48 acres at an unaddressed property on N Castle Heights Avenue (Tax Map 58 Parcel 45) zoned CS in Ward 1 (PN 993098)
- 2 - 4. Request by Young's Rental, LLC for future land use plan amendment approval from CI to IL, South Hartmann Overlay amendment approval to remove the property from the Overlay, and rezoning approval from RR to IP for about 0.90 acres at 2609 W Old Murfreesboro Road (Tax Map 92 Parcel 10) in Ward 3 (PN 1003111, 1003066 & 971621)
- 5 & 6. Request by David Hoffman for future land use plan amendment approval from FLH8 to RPO and rezoning approval from RS20 to RR for about 9.9 acres at 4400 Lebanon Road (Tax Map 47 Parcel 31) in Ward 6 (PN 1023060 & 1023044)

- 7 & 8. Request by Cindy Baker for future land use plan amendment approval from FLH2 to RXH and rezoning approval from RS20 to RD9 for about 0.78 acres at 1415 & 1417 Alhambra Drive (Tax Map 58 Parcels 15.14) in Ward 1 (PN 1024865 & 1035359)
9. Request by Agee and Johnson for rezoning approval for about 0.75 acres at unaddressed properties on E High Street (Tax Map 67A Group A Parcels 35, 36, 36.01) from RD9 to CS in Ward 2 (PN 996614)
10. Request by DRD Properties for rezoning approval for about 0.4 acres at unaddressed property on Tennessee Boulevard (Tax Map 67I Group D Parcel 1) from R2 to CS in Ward 2 (PN 1033904)
11. Request by Jack Bell Builders for SP amendment approval for about 228 acres of the Hamilton Springs SP project at 3075 Lebanon Road (Tax Map 57 Parcel 8.04) zoned HSSP in Wards 5 & 6 (PN 1015303)
12. Request by Councilor Morehead for a subdivision regulations amendment to add Article III.J. Open Space to add open space standards for residential subdivisions.
13. Request by Staff for a zoning code amendment to 14.813.3.D.3.a. Schedule of sign permit fees to update permit fees.

DIRECTOR'S COMMENTS

ADJOURN