

## **AGENDA**

**THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A REGULAR MEETING ON TUESDAY, AUGUST 24, 2021 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**

**PUBLIC HEARING**

1. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 2.56 acres at unaddressed properties on Lebanon Road (Tax Map 56 Parcels 13.03 & 13.04) from RSL to IC in Ward 6 (Planning Commission Resolution 21-20) (PN 586722)
2. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 0.21 acres at 1920 Coles Ferry Pike (Tax Map 58 Group C Parcel 26) from RPO to RLD and RLD to RPO in Ward 1 (Planning Commission Resolution 21-21) (PN 586770)

**APPROVAL OF MINUTES**

Regular Called July 27, 2021 Planning Commission Meeting

**CONSENT AGENDA**

1. Request by Al Neyer, LLC for preliminary plat approval for The Vincent Cason Estate Property, Lots 9A, 9B, 10 & 11, a 2-lot subdivision on about 38.29 acres at an unaddressed property on Alligood Way and unaddressed properties on SE Tater Peeler Road (Tax Map 81 Parcels 77.00, 77.01, 77.02, and 77.14) zoned IP in Ward 3 (PN 594690)
2. Request by Clayton Properties Group, INC. for final plat approval for The Preserve at Belle Pointe Phase 1A4, a 59-lot subdivision on about 13.3 acres at an unaddressed property on Cairo Bend Road (Tax Map 47 Parcel 10) zoned RS20 with a PUD overlay in Ward 6 (PN 595124)
3. Request by DR Horton for final plat approval for Villages of Hunters Point – Phase 6, a 98-lot subdivision on about 17.77 acres at 1501 Hunters Point Parkway (Tax Map 58 Parcel 68) zoned RS6 in Ward 1 (PN 595248)

4. Request by Goodall Homes for final plat approval for Stonebridge Phase 33, a 73-lot subdivision on about 14.39 acres at 4735 Leeville Pike (Tax Map 79 Parcel 52) zoned RS12 with a PUD overlay in Ward 4 (PN 595970)

## **NEW BUSINESS**

1. Request by Pulte for preliminary plat approval for Lynnwood, a 126-lot subdivision on about 62.47 acres at an unaddressed property on Hartsville Pike (Tax Map 59 Parcels 111.26 and 111.27) zoned RS12 in Ward 2 (PN 478769) (pg)
2. Request by Brock Rust for a minor master plan amendment for Five Oaks Phase 5 Sections 3, 4, and 5, a 124-lot subdivision on about 37.2 acres at unaddressed properties on Five Oaks Boulevard and Rosenhaven Court (Tax Map 46H Parcel 43 and Tax Map 47 Parcels 39.00, 39.01) zoned HDRPUD with a PUD overlay in Ward 6 (PN 603771) (pg)
3. Request by Brock Rust for preliminary plat approval for Five Oaks Phase 5 Sections 3, 4, and 5, a 124-lot subdivision on about 37.2 acres at unaddressed properties on Five Oaks Boulevard and Rosenhaven Court (Tax Map 46H Parcel 43 and Tax Map 47 Parcels 39.00, 39.01) zoned HDRPUD in Ward 6 (PN 595347) (pg)
4. Request by DR Horton for final plat approval for Villages of Hunters Point – Phase 5A, an 80-lot subdivision on about 20.24 acres at 1501 Hunters Point Parkway (Tax Map 58 Parcel 68) zoned RS6 in Ward 1 (PN 595201) (pg)
5. Request by DR Horton for final plat approval for Villages of Hunters Point – Phase 5B, a 48-lot subdivision on about 14.41 acres at 1501 Hunters Point Parkway (Tax Map 58 Parcel 68) zoned RS6 in Ward 1 (PN 595240) (pg)
6. Request by John Blackwell for minor site plan approval for 631 CL Manier Street, a 3 unit residential development on about 0.33 acres at 631 CL Manier Street (Tax Map 67H Group G Parcel 10) zoned R2 in Ward 2 (PN 594203) (pg)
7. Request by Randal 109 Partnership, LLC for site plan approval for 3325 Highway 109 North, a non-residential development on about 1.24 acres at 3325 Highway 109 North (Tax Map 55 Parcels 51 and 52.01) zoned CG in Ward 6 (PN 594316) (pg)
8. Request by Dawson Lane Partners for site plan approval for Leeville Pike Townhomes, a development of 101 units on about 18.5 acres at unaddressed property on Leeville Pike. (Tax Map 68 Parcel 13.02) zoned RD9 in Ward 4 (PN 595269) (pg)
9. Request by JCF Residences for site plan approval for Urban Silos of Lebanon-Amenity Center, a non-residential development on about 44.38 acres at 6750 Franklin Road (Tax Map 101 Parcel 16) zoned CN in Ward 4 (PN 596976) (pg)
10. Request by Mark Lee for a right-of-way abandonment for about 0.08 acres on the 640 S Cumberland project of an unnamed right-of-way located at 640 South Cumberland Street in Ward 3 (PN 583727) (pg)

11. Request by Wayne Hancock for a future land use plan amendment for about 0.21 acres on the FLU Hancock Tract- Coles Ferry project at 1920 Coles Ferry Pike (Tax Map 58 Group C Parcel 26) from RPO to RLD and RLD to RPO in Ward 1 (PN 586722) (pg)
12. Request by Wayne Hancock for rezoning approval for about 55.88 acres on the Hancock Tract project at 1920 Coles Ferry Pike (Tax Map 58 Group C Parcel 26) from RS20 to RR and RS9 in Ward 1 (PN 592639) (pg)
13. Request by Noyaa, Inc. for a future land use plan amendment for about 2.56 acres on the Proposed Rezoning of Parcels 13.03 and 13.04 at unaddressed properties on Lebanon Road (Tax Map 56 Parcels 13.03 & 13.04) from RSL to IC in Ward 6 (PN 586770) (pg)
14. Request by Noyaa, Inc. for rezoning approval for about 2.56 acres on the Proposed Rezoning of Parcels 13.03 and 13.04 at unaddressed properties on Lebanon Road (Tax Map 56 Parcels 13.03 & 13.04) from RS20 to CG in Ward 6 (PN 586776) (pg)
15. Request by Phil Near LLC for rezoning approval for about 1.6 acres on the Interstate Drive at an unaddressed property on Interstate Drive (Tax Map 81 Parcel 122.04) from RR to CG in Ward 3 (PN 595220) (pg)
16. Request by John Blackwell for rezoning approval for about 1.72 acres on the 1688 Callis Road project at 1688 Callis Road (Tax Map 79 Parcel 56.02) from RS20 to IL in Ward 4 (PN 598296) (pg)
17. Request by Suncrest Real Estate & Development for a South Hartmann Gateway Overlay Amendment for about 27.07 acres of the Barton Village North project at unaddressed properties on South Hartmann Dr (Tax Map 81 Parcel 122.02) from WU-TCMx and AS-OM to WU-TCMx/TCR in Ward 3 (PN 595161) (pg)
18. Request by Suncrest Real Estate & Development for rezoning approval for about 124.5 acres of the Barton Village North project at unaddressed properties on South Hartmann Dr (Tax Map 81 Parcel 122.02) from CN, CO & RM6 to BVSP in Ward 3 (PN 595161) (pg)
19. Request by Prologis, LP for plan of services approval for about 129.88 acres of the Haskell Evens Farm project at unaddressed properties on Central Pike and Franklin Road (Tax Map 101 Parcels 23.03 & 25.00) and zoning to SP to be added to Ward 4 (p)
20. Request by Prologis, LP for annexation and zoning approval for about 129.88 acres of the Haskell Evens Farm project at unaddressed properties on Central Pike and Franklin Road (Tax Map 101 Parcels 23.03 & 25.00) and zoning to SP to be added to Ward 4 (PN 596486) (pg)
21. Request by Staff for a sign code amendment to Title 20 Chapter 1 Section 20-124 Prohibited Signs and Other Regulations to add requirements for utility boxes (pg)