CITY OF LEBANON
MUNICIPAL REGIONAL PLANNING COMMISSION
Meeting Minutes – October 25, 2016
Town Hall Meeting Room – 5:00 PM

Members Present:

Kathy Adams	Angel Kane	Mike Walls	Larry Hubbard
David Taylor	Ensley Hagan	Jesse Gilliam	Bernie Ash

Others Present:

Paul Corder	Kathleen Vail	
Richard Donovan	Regina Santana	Shahad Abdulrahman

Chairperson David Taylor called the meeting to order at 5:00 PM. Commission member Larry Hubbard opened with the invocation and also led the Pledge of Allegiance. Chairperson Taylor explained the order of proceedings.

ELECTION OF OFFICERS

A motion was made to elect Jesse Gilliam as Vice-Chairman and seconded by Bernie Ash. Motion carried unanimously.

CHANGES TO THE AGENDA

Deferred Until November

1. Request by McClure Development, LLC for preliminary plat approval for Timber Ridge Subdivision, a 116 lot subdivision at 2646 Hickory Ridge Road (Tax Map 69 Parcel 58) zoned RS12 in Ward 4

2. Request by DJS Partners for site plan approval for 1731 West Main Street, a development of 4.00 acres at 1729, 1731 and 1733 West Main Street (Tax Map 57 Parcels 37, 38 and 39) zoned CN in Ward 6

7. Request by Wilson Land Investments, LLC for a major master plan amendment for Holland Ridge Planned Unit Development, a 373 lot subdivision at unaddressed Leeville Pike (Tax Map 79 Parcels 50, 51.02 and 51.03) zoned RM6 with a PUD overlay in Ward 4

Added to Agenda

10. Request by Tennessee Outdoor Properties, LLC. for a final plat approval for Tennessee Outdoor Properties, LLC., a 1 lot subdivision at 302, 308 and 310 Martin Avenue; 314, 316, 320 and 326 South Greenwood Street; and 393 and unaddressed Leeville Pike (Tax Map 68K Group E Parcels 16, 17, 20, 21, 22, 23, 24, 24.01, 24.02 and 24.03) zoned UC in Ward 3

Pulled from Agenda by Staff

5. Request by Staff for a Major Thoroughfare Plan Amendment to Project #44: Leeville Pike Widening to amend the widening of Leeville Pike from four lanes to three lanes with bike lanes

CONSENT AGENDA

1. Request by Mark Vastola and NDI Associates for a final plat approval for Plantation South Phase 8A, a 14 lot subdivision on unaddressed Twelve Oaks Lane (Tax Map 46 Parcel 22) zoned R-1 in the Urban Growth Boundary

2. Request by Mark Vastola and NDI Associates for a final plat approval for Plantation South Phase 8, a 27 lot subdivision on unaddressed Twelve Oaks Lane (Tax Map 46 Parcel 22) zoned R-1 in the Urban Growth Boundary

3. Request by Goodall Homes for site plan approval for Colonial Village Phase 11, a 38 lot subdivision at unaddressed Plymouth Drive (Tax Map 68 Parcel 1) zoned HDRPUD in Ward 5

4. Request by Goodall Homes for final plat approval for Colonial Village Phase 11, a 38 lot subdivision at unaddressed Plymouth Drive (Tax Map 68 Parcel 1) zoned HDRPUD in Ward 5

5. Request by Revere at Barton's Run for a gate approval for the Revere at Barton's Run at 100 Barton's Run Trace (Tax Map 81 Parcel 120.10) zoned RM6 in Ward 3

A motion was made by Ensley Hagan and seconded by Kathy Adams to approve the consent items. Motion carried unanimously 8-0.

APPROVAL OF MINUTES

Chairperson David Taylor asked if the Planning Commission members had read over the minutes. A motion was made by Larry Hubbard and seconded by Jesse Gilliam to approve the minutes of the September 20, 2016 Planning Commission meeting. Motion carried unanimously.

NEW BUSINESS

1. Request by McClure Development, LLC for preliminary plat approval for Timber Ridge Subdivision, a 116 lot subdivision at 2646 Hickory Ridge Road (Tax Map 69 Parcel 58) zoned RS12 in Ward 4

Item was deferred by applicant.

2. Request by DJS Partners for site plan approval for 1731 West Main Street, a development of 4.00 acres at 1729, 1731 and 1733 West Main Street (Tax Map 57 Parcels 37, 38 and 39) zoned CN in Ward 6

Item was deferred by applicant.

3. Request by Robbie's Fur Persons for site plan approval for Fur Persons – Kennel Addition, a development of 0.31 acres at 442 Gulf Street (Tax Map 68M Group C Parcel 16) zoned IL in Ward 2

Planner Richard Donovan mentioned that in regards to the elevations provided it matches the currently existing partially split-face CMU and cement fiber siding. Planning Commission will need to approve cement fiber siding as an alternative material as was done in the past in industrial districts. He reminded the commission that there is flexibility in the code to require additional landscaping to the site as based on the size of the addition.

Manous Design's Engineer, Mark Kawczynski, was available to answer any questions. He mentioned that they are aware of the comments and are willing to comply with the comments that Staff had made.

A motion was made by Larry Hubbard and seconded by Ensley Hagan to approve the site plan. Motion carried unanimously 8-0.

4. Request by Steve Brewster for site plan approval for Wholesale, Inc. Addition, a development of 5.12 acres at

8037 Eastgate Boulevard (Tax Map 78 Parcel 25) zoned IP in Ward 4

Planner Richard Donovan mentioned that in regards to the elevations provided for the addition; it is consistent with the building already on site and it meets the masonry requirements. The landscaping requirement has also been met with street trees and screening along the front. He noted that the modular building needs to be moved forward and to the east because it is in the setback.

Commissioner Larry Hubbard asked if the developer is aware of the building being in the setback and are they in compliance with what Staff remarked about moving it. Mr. Donovan said that they are.

A motion was made by Larry Hubbard and seconded by Kathy Adams to approve the site plan. Motion carried unanimously 8-0.

5. Request by Staff for a Major Thoroughfare Plan Amendment to Project #44: Leeville Pike Widening to amend the widening of Leeville Pike from four lanes to three lanes with bike lanes

Pulled from the agenda because this project will be split into two projects.

6. Request by Boggs Builders for site plan approval for Cumberland Corner, a development of 3.75 acres at 302, 308 and 310 Martin Avenue; 314, 316, 320 and 326 South Greenwood Street; and 393 and unaddressed Leeville Pike (Tax Map 68K Group E Parcels 16, 17, 20, 21, 22, 23, 24, 24.01, 24.02 and 24.03) zoned UC in Ward 3

Planner Richard Donovan remarked that according to language in the code, the main entrance shall be visible from the public right-of-way in regards to a building on Martin Street which does not front the road. However, the main entrance is visible. He commented that the developer agreed on having a proposed connecting pedestrian network. In regards to the build-to line, MTEMC has agreed to a 5ft. encroachment and the building will be moved up. Elevations have been provided for the residential structures. This approval is subject to Item #10 being approved and this item is acting as a preliminary plat for that item as well.

Ragan Smith's Caleb Thorne was available to answer any questions. He thanked Staff for working with him and he mentioned that at a follow-up meeting with MTEMC, they were receptive of moving the building to within 5 ft. from center line. The commercial building that faces Greenwood Ave would end up being 15 ft. from the center line and they believe they can make that adjustment. Also, the sidewalks would circulate all around the buildings, adding greenspace, except where on Martin Avenue where they do not own the property.

A motion was made by Ensley Hagan and seconded by Kathy Adams to approve the site plan subject to approval of item #10. Motion carried unanimously 8-0.

7. Request by Wilson Land Investments, LLC for a major master plan amendment for Holland Ridge Planned Unit Development, a 373 lot subdivision at unaddressed Leeville Pike (Tax Map 79 Parcels 50, 51.02 and 51.03) zoned RM6 with a PUD overlay in Ward 4

Item was deferred by applicant.

8. Request by Carroll Homes, Inc for rezoning approval for 34.0 acres at Interstate 40 and State Route 109 (Tax Map 79 Parcel 61.02) from RS20 to CG in Ward 4

Planning Director Paul Corder pointed out that there are actually two sections of property and that the applicant assured Staff that sewer will be able to be run on the northern property.

Lose and Associates' Will Hagar was available to answer any questions.

A motion was made by Jesse Gilliam and seconded by Kathy Adams to recommend approval of the rezoning to City

Council. Motion carried unanimously 8-0.

9. Request by Staff for Zoning Code Amendment to Title 14, Chapter 8, Section 14.804 Building and Construction Standards, Subsections B. Orientation of Structures, C. Building Materials, D. Façade, Roofs, and Roofing Materials and H. Off-Street Parking Lot Design Standards to amend the building orientation requirements, allowed building materials for all facades and surface parking location

Planner Richard Donovan presented the proposal of the amendment to the Zoning Code by reading the different options concerning the orientation of the structures in order to clarify issues of language in the code. He also presented a diagram using a transparency minimum that would be used in the façade facing the street. These items will be looked at and discussed in the preliminary meeting.

Staff is requesting deferral for one month on this amendment.

10. Request by Tennessee Outdoor Properties, LLC. for a final plat approval for Tennessee Outdoor Properties, LLC., a 1 lot subdivision at 302, 308 and 310 Martin Avenue; 314, 316, 320 and 326 South Greenwood Street; and 393 and unaddressed Leeville Pike (Tax Map 68K Group E Parcels 16, 17, 20, 21, 22, 23, 24, 24.01 and 24.02) zoned UC in Ward 3

Planner Richard Donovan pointed out that only the Planning Staff has had adequate time to review the plat and that this plat being approved is subject to the other Staff's review. The issues of having the proper setbacks for the district and having the adjacent property owners shown on the plat are minor issues.

Ragan Smith's Caleb Thorne was available to answer any questions. He reiterated that they appreciated the Staff and they are happy to work with them.

A motion was made by Kathy Adams and seconded Ensley Hagan by to recommend approval of the final plat subject to Staff's review. Motion carried unanimously 8-0.

COMMISSIONER COMMENTS

Commissioner Ensley Hagan introduced Angel Kane and welcomed her to the Planning Commission.

PLANNING DIRECTOR COMMENTS

Planning Director Paul Corder welcomed Angel Kane to the Commission. He also noted that the missing commission members, Pam Black, Beulah Garrett, and Dan Mack have resigned and their work on the Planning Commission board was greatly appreciated. There is a visitation until 8:00 PM this evening for the mother of Engineering Director of Capital Projects, Randy Laine at Partlow Chapel. Also for the commissioners, there is training credit available through two sources, the Power of 10 Conference and MTAS. Additional information is forthcoming.

ADJOURN

There being no further business to come before the commission, the meeting was adjourned at 5:37 PM.

Chairperson, David Taylor

11-22-16
Date