

AGENDA

THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A REGULAR MEETING ON TUESDAY, JANUARY 27, 2026, AT 5:00 PM IN THE TOWN HALL MEETING ROOM AT 200 NORTH CASTLE HEIGHTS AVENUE

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ELECTION OF OFFICERS

- 1. Chairman**
- 2. Vice Chairman**
- 3. Secretary**

CHAIRMAN'S COMMENTS

PUBLIC COMMENTS

STAFF REPORTS

COMMITTEE REPORTS

CHANGES TO THE AGENDA

PUBLIC HEARINGS

- 1. Public Hearing** on the proposed amendment to the Future Land Use Plan of about 7.92 acres at 541 Bartons Creek Road (Tax Map 81 Parcel 122) from FLH4-Residential 4 Units Per Acre & FLH8-Residential 8 Units Per Acre to DXU-Downtown Mixed Use & FLH8-Residential 8 Units Per Acre in the South Hartmann Overlay in Ward 3
- 2. Public Hearing** on the proposed Plan of Services for about 5.04 acres at 1544 Rutledge Lane (Tax Map 59 Parcel 17.01) near Ward 1
- 3. Public Hearing** on the proposed amendment of the Future Land Use Plan of about 10.82 acres at unaddressed properties on Central Pike (Tax Map 101 Parcels 26.01 & 26.06) from RPO – Rural Preservation/Open Space to IL – Light Industrial in the UGB

DRAFT AGENDA SUBJECT TO CHANGE

4. **Public Hearing** on the proposed amendment of the Future Land Use Plan of about 17.78 acres at 478 and unaddressed W Old Laguardo Road (Tax Map 48 Parcel 58.07 & Map 55 Parcel 35.01) from FLH2 – Residential 2 Units Per Acre to FLH16 – Residential 16 Units Per Acre in the UGB
5. **Public Hearing** on the proposed amendment of the Future Land Use Plan of about 0.67 acres at 4517 Highway 109 N (Tax Map 48 Parcel 47.04) from FLH3 – Residential 3 Units Per Acre to CMO – Office/Medical in the UGB from FLH2 – Residential 2 Units Per Acre to FLH16 – Residential 16 Units Per Acre in the UGB

APPROVAL OF MINUTES

Regular Called Meeting: December 15, 2025
Preliminary Meeting: January 20, 2026

CONSENT AGENDA

1. Request by DRP TN 1, LLC for final plat approval for Waverly Phase 15, a 31-lot conservation-subdivision on about 6.2 acres at unaddressed property on Martha Leeville Road (Tax Map 70 Parcel 83) zoned RS9 in Ward 4 (PN 1981107)
2. Request by DRP TN 1, LLC for final plat approval for Waverly Phase 16, a 25-lot conservation-subdivision on about 5.46 acres at unaddressed property on Martha Leeville Road (Tax Map 70 Parcel 83) zoned RS9 in Ward 4 (PN 1981122)
3. Request by Clean Harbors Environmental Services for site plan approval for Clean Harbors Bulk Storage Distribution Terminal, a non-residential development on about 1.75 acres at 234 Knoxville Avenue (Tax Map 68L Group E Parcel 5) zoned IH in Ward 2 (PN 1927327)
4. Request by Stewart Knowles Construction for site plan approval for Alhambra Dr HPR, a 5-unit residential development on about 0.79 acres at 1416 Alhambra Drive (Tax Map 58 Parcel 15.5) zoned RD9 in Ward 1 (PN 1933227)

NEW BUSINESS

- 1-2. Request by Dewey Lineberry for future land use plan amendment approval from RPO to IL and rezoning approval for about 10.82 acres at unaddressed properties on Central Pike (Tax Map 101 Parcels 26.01 & 26.06) from A-1 to I-1 in the UGB (PN 1941256)
- 3-4. Request by Steve Moor for future land use plan amendment approval from FLH2 to FLH16 and rezoning approval for about 17.78 acres at 478 and unaddressed W Old Laguardo Road (Tax Map 48 Parcel 58.07 & Map 55 Parcel 35.01) from A-1 to R-3 in the UGB (PN 1941400)

DRAFT AGENDA SUBJECT TO CHANGE

- 5-6. Request by Brad Henderson for future land use plan amendment approval from FLH3 to CMO and rezoning approval for about 0.67 acres at 4517 Highway 109 N (Tax Map 48 Parcel 47.04) from A-1 to CO in the UGB (PN 1954559)
- 7-9. Request by Suncrest Real Estate & Land for future land use plan amendment approval from FLH 4 & FLH8 to DXU & FLH8, South Hartmann Overlay amendment approval from AS-SFD & WU-SFAD to WU-SFAD & WU-TCMx/TCR, and rezoning approval for about 7.92 acres at 541 Bartons Creek Road (Tax Map 81 Parcel 122) from RPO to Barton Village North SE Hybrid Specific Plan in the South Hartmann Overlay in Ward 3 (PN 1918759, 1918997 & 1918985)
10. Request by Mid Tenn Powersports, LLC for SP amendment approval for about 5.47 acres at 6050 Leeville Pike (Tax Map 79 Parcel 51.15) zoned Leeville Pike Commercial Specific Plan in Ward 4 (PN 1919396)
- 11-12. Request by Elizabeth Johnson for plan of services, annexation, and zoning approval for about 5.04 acres at 1544 Rutledge Lane (Tax Map 59 Parcel 17.01) zoning to RD9 in Ward 1 (PN 1932864)

STAFF COMMENTS

ADJOURN