

AGENDA

THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A REGULAR MEETING BY STREAMING VIDEO ON TUESDAY, FEBRUARY 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

CHANGES TO THE AGENDA

PUBLIC HEARING

1. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 1.26 acres at 3307 Hunters Point Pike (Tax Map 45D Group A Parcel 2) from LDR to I in the UGB (Planning Commission Resolution 21-05)
2. **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)
3. **Public Hearing** on the proposed amendment to the Subdivision Regulations Article II Section D Requirements for Townhome Subdivisions (Planning Commission Resolution 21-08)
4. **Public Hearing** on the proposed amendment to the Subdivision Regulations Article III Section B Block (Planning Commission Resolution 21-09)

OLD BUSINESS

1. Request by Cody Joe Haynes for site plan approval for Bluebird Road Development, a development of 23 units on about 2.01 acres at 1301 Bluebird Road (Tax Map 67 Parcels 40.27 and 40.28) zoned RM6 in Ward 2

NEW BUSINESS

1. Request by Al Neyer Construction for preliminary 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
2. Request by Lennar Homes of Tennessee LLC for final plat approval for Vineyard Grove Phase 2A, a 30-lot subdivision on about 10.12 acres at 1500 Hunters Point Pike (Tax Map 58 Parcel 66.01) zoned CN in Ward 1

3. Request by Lennar Homes of Tennessee LLC for final plat approval for Vineyard Grove Phase 2B, a 36-lot subdivision on about 9.48 acres at 1500 Hunters Point Pike (Tax Map 58 Parcel 66.01) zoned CN in Ward 1
4. 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 in Ward 4
5. Request by Greensboro LP for site plan approval for Learning Zone of Lebanon, a non-residential development on about 1.53 acres at 1000 West End Station Drive (Tax Map 57 Parcel 25.04) zoned CN in Ward 6
6. Request by Meritage Homes of Tennessee Inc. for site plan approval for McMillen Townhomes, a development of 10 units on about 28.20 acres at an unaddressed property on Lebanon Pike (Tax Map 57 Parcel 32.02) zoned CN in Ward 6
7. Request by Al Neyer Construction for site plan approval for Highway 109 Warehouse, a non-residential development 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
8. Request by Flemming Homes for site plan approval for Flats as Melrose Phase 3, a development of 28 units on about 7.76 acres at 531 Melrose Street (Tax Map 68M Group B Parcel 29) zoned R2 in Ward 3
9. Request by Staff for a Subdivision Regulation amendment to Article II Section D Requirements for Townhome Subdivisions to amend the requirements for approval
10. Request by Cody Joe Haynes for a future land use plan amendment for about 1.26 acres at 3307 Hunters Point Pike (Tax Map 45D Group A Parcel 2) from LDR to I in the UGB
11. Request by Cody Joe Haynes for rezoning approval for about 1.26 acres at 3307 Hunters Point Pike (Tax Map 45D Group A Parcel 2) from A-1 to I-1 in the UGB
12. 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
13. 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
14. Request by Kenneth Fields and James and Gina Stradley for plan of services approval for about 67.80 acres at 700 and 1139 Pinhook Road (Tax Map 92 and 93 Parcels 88 and 18) and zoning to RS12 and RS9 to be added to Ward 3
15. Request by Kenneth Fields and James and Gina Stradley for annexation and zoning for about 67.80 acres at 700 and 1139 Pinhook Road (Tax Map 92 and 93 Parcels 88 and 18) and zoning to RS12 and Rs9 to be added to Ward 3

16. Request by Staff for a Zoning Code amendment to Title 14 Chapter 6 Section 14.602 Subsection C. CD – Commercial Downtown to amend uses permitted to allow Chiropractors, Psychologists, and Psychotherapists
17. Request by Staff for a Zoning Code amendment to Title 14 Chapter 8 Section 14.808 Development Standards to amend requirements specific to multi-family developments
18. Request by Staff for a Zoning Code amendment to Title 14 Chapter 12 to add requirements for annexation applications