

AGENDA

THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A REGULAR MEETING BY STREAMING VIDEO ON TUESDAY, APRIL 27, 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 82.25 acres at 1850 Franklin Road (Tax Map 80 Parcel 48) from SFAD, SFD and RMU to MXH and MDR in Ward 3 (Planning Commission Resolution 21-12)

CONSENT AGENDA

1. Request by Cornerstone Homes for final plat approval for Resubdivision Lot 1 Lei Lani Hills, a 4-lot subdivision on about 2.79 acres at 100 Lei-Lani Drive (Tax Map 57 Parcel 102.02) zoned RS20 in Ward 6
2. Request by Clayton Properties for site plan approval for The Preserve-Phase 1 Amenity Center, a non-residential development on about 3.34 acres at an unaddressed property on Cairo Bend Road (Tax Map 47 Parcel 10) zoned RS20 in Ward 6
3. Request by Craighead Home Sales for site plan approval for Hunters Point Mixed Use, a mixed-use development of 8 units on about 1.89 acres at an unaddressed property on Tucker Trice Boulevard (Tax Map 58E Group D Parcel 1) zoned CN in Ward 1
4. Request by Craighead Home Sales for site plan approval for Townhomes @ the Greens, a development of 18 units on about 2.37 acres at an unaddressed property on Tucker Trice Boulevard (Tax Map 58E Group D Parcel 32) zoned CN in Ward 1
5. Request by MSI Homes, LLC for site plan approval for 829 Carthage Highway, a mixed-use development of 15 units on about 0.96 acres at 829 Carthage Highway (Tax Map 67A Group A Parcel 38) zoned CS in Ward 2
6. Request by JL Enterprises, Inc for site plan approval for Carlton Park, a development of 83 units on about 6.48 acres at an unaddressed property on South Hartmann Drive (Tax Map 81 Parcel 86.13) zoned CN in Ward 3

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

OLD BUSINESS

1. Request by Al Neyer, LLC for site plan approval for Comer Industrial, a non-residential development on about 54.0 acres at an unaddressed property on Murfreesboro Road (Tax Map 92 Parcel 54) zoned IP in Ward 3

NEW BUSINESS

1. Request by Horizon Development for preliminary plat approval for Bethlehem Ridge, a 180-lot subdivision on about 111.0 acres at 225 Bethlehem Road (Tax Map 69 Parcel 13.09) zoned RS20 in Ward 6
2. Request by St. Bourke for preliminary plat approval for Hickory Knoll Remaining Land, a 311-lot subdivision on about 121.54 acres at 3435 Hickory Ridge Road (Tax Map 69 Parcel 65) zoned RS12 with a PUD overlay in Ward 6
3. Request by Fredericka Ferrel for preliminary plat approval for Campbell Place, a 2-lot subdivision on about 10.77 acres at an unaddressed property on North Castle Heights Avenue (Tax Map 58 Parcel 46.02) zoned RM6 in Ward 1
4. Request by K2 Development, LLC for preliminary plat approval for 522 Crowell Lane, a 79-lot subdivision on about 38.10 acres at 522 Crowell Lane (Tax Map 69, Parcels 51.05 & 61.01) zoned RS12 in Ward 4
5. Request by DS Woodbridge Glen Sub, LLC for final plat approval for Woodbridge Glen Subdivision, Phase 1-B, Section 1, a 37-lot subdivision on about 12.61 acres at an unaddressed property on Woodbridge Boulevard (Tax Map 94 Parcel 14.06) zoned RS6 in Ward 4
6. Request by Innovation Group, LLC for final plat approval for Lot 3 KFC Lebanon Subdivision, a 4-lot subdivision on about 17.54 acres at an unaddressed property on South Maple Street (Tax Map 81C Group C Parcels 33 & 33.01) zoned RD9 in Ward 3
7. Request by TG Group, LLC for site plan approval for South Maple Estates, a development of 6 units on about 0.89 acres at 1280 South Maple Street (Tax Map 81F Group B Parcel 9) zoned RD9 in Ward 3
8. Request by Noyaa, Inc. for site plan approval for Buckingham Place, a development of 29 units on about 2.74 acres at an unaddressed property on Manchester Boulevard (Tax Map 56C Group A Parcel 9) zoned CN in Ward 6

9. Request by Tulip Alliance, LLC for site plan approval for Callis Road Development, a development of 51 units on about 6.16 acres at an unaddressed property on Callis Road (Tax Map 79 Parcel 86.01) zoned CN in Ward 4
10. Request by DR Horton for site plan approval for Campbell Place, a residential development of 225 units on about 23.46 acres at an unaddressed property and at 879 North Castle Heights Avenue (Tax Map 58 Parcels 46.02 & 49) zoned RM6 in Ward 1
11. Request by DS Woodbridge Glen Sub, LLC for site plan approval for Lamott Townhomes, a residential development of 217 units on about 26.9 acres at 860 Callis Road (Tax Map 94 Parcel 14.02) zoned CN in Ward 4
12. Request by Bob Vick for site plan approval for Lebanon Pharmacy, a non-residential development on about 8.6 acres at 1313 West Main Street (Tax Map 68A Group A Parcel 4.02) zoned CG in Ward 5
13. Request by Habitat for Humanity for site plan approval for Hunters Point Commons, a residential development of 12 units on about 1.04 acres at 1330 Hunters Point Pike (Tax Map 58 Parcel 62) zoned CN in Ward 1
14. Request by Sanket Patel for site plan approval for Subway, a non-residential development on about 0.98 acres at an unaddressed property on Eastgate Boulevard (Tax Map 79 Parcel 69.20) zoned IP in Ward 4
15. Request by OldSmith Group for site plan approval for Wilson Farms-Phase 1, a development of 78 units on about 115.80 acres at an unaddressed property on Callis Lane (Tax Map 79 Parcel 60) zoned CN in Ward 4
16. Request by Beazer Homes for payment in lieu of sidewalks for Waverly, a 607-lot subdivision on about 222.21 acres at 7291 Hickory Ridge Road (Tax Map 70 Parcel 83) zoned RS9 and RD9 in Ward 4
17. Request by James Carfi for rezoning approval for about 2.83 acres at 307, 307 ½, 309 & 311 Carver Lane (Tax Map 58 Parcels 15.08, 15.37, 15.38 & 15.44) from RD9 to RM6 in the Ward 1
18. Request by Carroll Homes for rezoning approval for about 49.73 acres at an unaddressed property on Lebanon Road (Tax Map 56 Parcel 14.01) from RS12 to RS9 in Ward 6
19. Request by Roger Shepard for rezoning approval for about 0.5 acres at 149 South Maple Street (Tax Map 68E Group J Parcel 8.0) from IL to DMU in Ward 3
20. Request by Oldsmith Development Group for a future land use plan amendment for about 82.25 acres at 1850 Franklin Road (Tax Map 80 Parcel 48) from SFAD, SFD and RMU to MXH and MDR in Ward 3

21. Request by Oldsmith Development Group for a South Hartmann Gateway Overlay amendment for about 23.62 acres at 1850 Franklin Road (Tax Map 80 Parcel 48) from WU-SFAD and WU-SFD to WU-MxH in Ward 3
22. Request by Oldsmith Development Group for rezoning approval for about 88.63 acres at 1850 Franklin Road (Tax Map 80 Parcel 48) from RR and IP to CN and RM6 in Ward 3
23. Request by Oldsmith Development Group for plan of services approval for about 57.17 acres at 1850 Franklin Road (Tax Map 80 Parcel 48) and zoning to RM6 and RS6 to be added to Ward 3
24. Request by Oldsmith Development Group for annexation and zoning approval for about 57.17 acres at 1850 Franklin Road (Tax Map 80 Parcel 48) and zoning to RM6 and RS6 to be added to Ward 3
25. Request by Sue Manning for rezoning approval for about 13.8 acres at an unaddressed property on Leeville Pike (Tax Map 80 Parcel 3.02) from RR to RS9 in Ward 4
26. Request by Sue Manning for plan of services approval for about 21.6 acres at an unaddressed property on Leeville Pike (Tax Map 80 Parcel 3.02) and zoning to RS9 to be added to Ward 4
27. Request by Sue Manning for annexation and zoning approval for about 21.6 acres at an unaddressed property on Leeville Pike (Tax Map 80 Parcel 3.02) and zoning to RS9 to be added to Ward 4
28. Request by Camille Burdine for a Zoning Code amendment to Title 14 Chapter 8 Section 14.805 Landscaping, Screening, and Buffering to add requirements for sidewalks in industrial zoning
29. Request by Jan Adams and Christine Smith for a Zoning Code amendment to Title 14 Chapter 8 Section 14.805 Landscaping, Screening, and Buffering to add requirements for tree protection
30. Request by Staff to amend the South Hartmann Gateway Overlay to match the Future Land Use Plan