

AGENDA

THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A REGULAR MEETING ON TUESDAY, SEPTEMBER 26, 2023, 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

PUBLIC COMMENTS

STAFF REPORTS

Sidewalks

COMMITTEE REPORTS

SP & Annexation

Residential

Training

CHANGES TO THE AGENDA

PUBLIC HEARING

Public Hearing on the proposed amendment to the Future Land Use Plan for about 2.3 acres at 130 Trousdale Ferry Pike (Tax Map 67G Group B Parcel 31) from RXH to CI in Ward 2 (PN 1079262)

APPROVAL OF MINUTES

Regular called August 22, 2023, Planning Commission Meeting

CONSENT AGENDA

1. Request by CRV Holdings for final plat approval for Subdivision of CRV Holdings Property, a 4-lot subdivision on about 0.93 acres at 438 Leeville Pike (Tax Map 68K Group K Parcels 7 & 8) zoned R2 in Ward 3 (PN 1107879)
2. Request by Jonathan Long for site plan approval for Kept Well Storage, a non-residential development on about 4.44 acres at 1141 Murfreesboro Road (Tax Map 81 Parcel 86.11) zoned KWSSP in Ward 3 (PN 1096265)

OLD BUSINESS

1. Request by 101 Construction Management, LLC for site plan approval for Retail Space – Eastgate Boulevard, a non-residential development on about 0.9 acres at 6750 Eastgate Boulevard (Tax Map 79 Parcel 69.2) zoned IP in Ward 4 (PN 1028247)

2. Request by Lifestyle Communities for site plan approval for LC Lebanon, a 574-unit mixed-use development on about 50.86 acres at 1850 Franklin Road (Tax Map 80 Parcel 48) zoned CN in the South Hartmann Overlay in Ward 3 (PN 1065991)
- 3-4. Request by Danny Nicely for future land use plan amendment approval from RXH to CXU and rezoning approval from R-1 to C-1 in the county for about 3.9 acres at 5425 E Division Street (Tax Map 78 Parcel 41.01) in the UGB (PN 1067025 & 1067059)

NEW BUSINESS

1. Request by Steve Frizzell for final plat approval for a 5-lot subdivision on about 33.45 acres at 1280 Martha Leeville Road (Tax Map 70 Parcel 20) zoned R1 in the County (PN 1107871)
2. Request by David Weekley Homes for final plat approval for Five Oaks Phase 5 Section 4, a 99-lot subdivision on about 23.87 acres at an unaddressed property on Rosenhaven Court (Tax Map 46 Parcel 43) zoned FOGCPUD in Ward 6 (PN 1105343)
3. Request by Turner & Associates Realty for site plan approval for Dollar General – South Hartmann, a non-residential development on about 1.91 acres at 345 S Hartmann Drive (Tax Map 68 Parcel 10.05) zoned CG in the South Hartmann Overlay in Ward 4 (PN 1064651)
- 4-5. Request by Hal Bone for future land use plan amendment approval from RXH to CI and rezoning approval from R2 to CG for about 2.3 acres at 130 Trousdale Ferry Pike (Tax Map 67G Group B Parcel 31) in Ward 2 (PN 1079262 & 1076933)
6. Request by Punchout Pros, LLC for rezoning approval for about 1.77 acres at 2979 Hickory Ridge Road (Tax Map 69 Parcel 22.01) from RR to RS20 in Ward 5 (PN 1085948)
7. Request by Jones Bros Contractors, LLC for rezoning approval for about 17.50 acres at an unaddressed property on Maddox-Simpson Parkway (Tax Map 81 Parcel 76) from IP to IH in Ward 3 (PN 1107127)
8. Request by Rochelle, McCulloch & Aulds, PLLC for PUD amendment approval for about 7 acres at 3600, 3620, 3640, 3660, 3700 & 3720 Lebanon Road (Tax Map 56 Parcel 12.03) zoned CS with River Oaks PUD Overlay in Ward 6 (PN 1092701)
9. Request by Councilor Camille Burdine for a zoning code amendment to add Pharmacy (drive-thru) as a permitted use in the DMU district.

DIRECTOR'S COMMENTS

ADJOURN