

CITY OF LEBANON
MUNICIPAL REGIONAL PLANNING COMMISSION
Meeting Minutes – June 27, 2023

Members

Mack McCluskey	Chuck Daley	David Taylor	Adrian Kelley
Chris Crowell	John Lankford		

Staff

Kristy Barhite	Joshua Stahle	Kathleen Vail	Paul Corder
Mattie Neely	Andy Wright		

Call to Order

Chairman Mack McCluskey called the meeting to order at 5:02PM. Commission member Chris Crowell opened with the invocation and led the Pledge of Allegiance.

Staff Reports

1. Sidewalks Report - Staff said that all the 151 sidewalk permits are being installed for this month.

Committee Reports

1. Training Committee Report – No report.

Changes to the Agenda – None.

Public Hearing

1. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 0.90 acres at 2609 W Old Murfreesboro Road (Tax Map 92 Parcel 10) from CI to IL in Ward 3 (PN 1003111)*

There were no comments.

2. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 9.9 acres at 4400 Lebanon Road (Tax Map 47 Parcel 31) from FLH8 to RPO in Ward 6 (PN 1023060)*

Jeannie Japel, property owner of 503 Windham Hill Court, Mt Juliet asked what the potential change would be with this property.

Planning Director Paul Corder said that the owner is changing to RR-Rural Residential to put two single family homes on it.

3. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 0.78 acres at 1415 & 1417 Alhambra Drive (Tax Map 58 Parcels 15.14) from FLH2 to RXH in Ward 1 (PN 1024865)*

There were no comments.

4. *Public Hearing on the proposed amendment to the Subdivision Regulations to add Article III.J. Open Space to add open space standards for residential subdivisions.*

There were no comments.

Seeing as there were no further comments, the public hearing was closed.

Approval of Minutes

A motion was made by Chuck Daley and seconded by Chris Crowell for recommended approval of the May 23, 2023 Planning Commission minutes. Motion carried.

Consent Agenda

1. *Request by Mark Gray for final plat approval for Resubdivision Lot 16 & 17 Greenfield Subdivision, a 3-lot subdivision on about 0.79 acres at 503 & 505 S Tarver Avenue (Tax Map 68K Group H Parcels 9 & 10) zoned RD9 in Ward 3*
2. *Request by Goodall Homes for final plat approval for The Preserve at Belle Pointe, Phase 1D, a 47-lot subdivision on about 6.82 acres at an unaddressed property on Heatherly Way (Tax Map 47 Parcel 10) zoned RS12 w/ The Preserve PUD Overlay in Ward 6*
3. *Request by D.R. Horton for final plat approval for Hartmann Crossing, Section 2, a 27-lot conservation-subdivision on about 9.48 acres at an unaddressed property on Wrightford Drive (Tax Map 59 Parcel 17.04) zoned RD9 in Ward 1*
4. *Request by D.R. Horton for final plat approval for Hartmann Crossing, Section 3A, a 42-lot conservation-subdivision on about 9.98 acres at an unaddressed property on Hartmann Drive (Tax Map 59 Parcel 17.04) zoned RD9 in Ward 1*
5. *Request by Golden Bear 940, LLC for site plan approval for 940 S Maple Street, a 42-unit residential development on about 1.94 acres at 940 S Maple Street (Tax Map 81C Group D Parcel 2) zoned SMSP in Ward 3*

Derek Dodson of 106 Chapman Drive asked if Golden Bear 940 was available as he would like to acquaint himself to them. They were not present in the meeting.

A motion was made by Chuck Daley and seconded by David Taylor for recommended approval of the consent items. Motion carried 6-0.

Old Business

- 1-2. *Request by Al Neyer for future land use plan amendment approval from RXH to CI and rezoning approval from CG to National Indoor RV 2 SP for about 12.52 acres of the National Indoor RV Centers Phase 2 project at 1642 & unaddressed properties on Old Murfreesboro Road (Tax Map 81 Parcels 107, 108 & 109) in Ward 3*

Staff said that they are not opposed to the Specific Plan.

A motion was made by Chris Crowell and seconded by David Taylor for recommended approval of the amendment to the Future Land Use Plan and the rezoning to City Council. Motion carried 6-0.

New Business

1. *Request by Jack Bell Builders for site plan approval for Sweetbriar Place Townhomes, a 72-unit residential development on about 7.48 acres at an unaddressed property on N Castle Heights Avenue (Tax Map 58 Parcel 45) zoned CS in Ward 1*

Staff comments:

- A stub to the property to the West is required.
 - A variance has been requested to not provide this stub due to the existing grade change in the area.
- The existing block length is approximately 2,395ft whereas the maximum block length required is 1,200ft.
 - A variance has been requested to not provide this connection to the North.
- The existing block perimeter is approximately 7,700ft whereas the maximum block perimeter required is 5,700ft.
 - A variance has been requested to not provide the connection to the North and shorten the maximum block length.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

While there is a hardship getting a road to anywhere but the East because of the topography and existing development patterns, a pedestrian connection to the school, that is separated from the road, would not be difficult to provide.

In blocks greater than eight hundred (800) feet in length, a pedestrian access easement a minimum of ten (10) feet in width may be required to traverse blocks deemed essential to provide access to Community Facility Activities or Commercial Activities uses.

Staff recommended approval with a 10ft wide pedestrian connection in lieu of the block length.

Staff said that the developer is now planning to provide a connection to the school.

Civil Site Design Group's Joe Haddix was available to answer any questions. He thanked Staff with providing a logical solution with the pedestrian connection.

A motion was made by Chuck Daley and seconded by David Taylor for recommended approval of the site plan with variances for the block perimeter and block length and with the construction of the 10ft wide pedestrian walkway. Motion carried 6-0.

- 2-4. *Request by Young's Rental, LLC for future land use plan amendment approval from CI to IL, South Hartmann Overlay amendment approval to remove the property from the Overlay, and rezoning approval from RR to IP for about 0.90 acres at 2609 W Old Murfreesboro Road (Tax Map 92 Parcel 10) in Ward 3*

Staff recommended approval because the requests are consistent with the current land use of the adjacent properties and the current lot is substandard to the current zoning.

Lose Design's Mike Wrye was available to answer any questions.

A motion was made by Chuck Daley and seconded by Adrian Kelley for recommended approval of the amendments to the Future Land Use Plan and the South Hartmann Overlay, and the rezoning to City Council. Motion carried 6-0.

5-6. Request by David Hoffman for future land use plan amendment approval from FLH8 to RPO and rezoning approval from RS20 to RR for about 9.9 acres at 4400 Lebanon Road (Tax Map 47 Parcel 31) in Ward 6

Staff recommended approval.

A motion was made by Chuck Daley and seconded by John Lankford for recommended approval of the amendment to the Future Land Use Plan and the rezoning to City Council. Motion carried 6-0.

7-8. Request by Cindy Baker for future land use plan amendment approval from FLH2 to RXH and rezoning approval from RS20 to RD9 for about 0.78 acres at 1415 & 1417 Alhambra Drive

Staff recommended approval.

Crockett Surveying's Paul Crockett was available to answer any questions.

A motion was made by Chuck Daley and seconded by David Taylor for recommended approval of the amendment to the Future Land Use Plan and the rezoning to City Council. Motion carried 6-0.

9. Request by Agee and Johnson for rezoning approval for about 0.75 acres at unaddressed properties on E High Street (Tax Map 67A Group A Parcels 35, 36, 36.01) from RD9 to CS in Ward 2

Staff recommended approval because the rezoning fits the Future Land Use Plan.

Crockett Surveying's Paul Crockett was available to answer any questions. He said that the property owner was able to put the tracts together and was now ready to develop.

A motion was made by Chuck Daley and seconded by David Taylor for recommended approval of the rezoning to City Council. Motion carried 6-0.

10. Request by DRD Properties for rezoning approval for about 0.4 acres at unaddressed property on Tennessee Boulevard (Tax Map 67I Group D Parcel 1) from R2 to CS in Ward 2

Staff recommended approval because the requested zoning is supported by the Future Land Use Plan for this area.

Oakley Architects' Wayne Oakley was available to answer any questions.

A motion was made by Chuck Daley and seconded by Adrian Kelley for recommended approval of the rezoning to City Council. Motion carried 6-0.

11. Request by Jack Bell Builders for SP amendment approval for about 228 acres of the Hamilton Springs SP project at 3075 Lebanon Road (Tax Map 57 Parcel 8.04) zoned HSSP in Wards 5 & 6

Staff recommended approval because the amendments are minor changes that do not harm the intent of these sections in the Specific Plan.

Lose Design's Mike Wrye was available to answer any questions.

A motion was made by Chuck Daley and seconded by John Lankford for the amendment to the Hamilton Springs Specific Plan project to City Council. Motion carried 6-0.

12. Request by Councilor Morehead for a zoning code amendment to add Article III.J. Open Space to add open space standards for residential subdivisions.

Staff recommended approval.

A motion was made by David Taylor and seconded by Chuck Daley for recommended approval of the amendment to the Subdivision Regulations. Motion carried 6-0.

13. Request by Staff for a zoning code amendment to section 14.813.3.D.3.a. Schedule of sign permit fees to update permit fees.

A motion was made by David Taylor and seconded by Chuck Daley for recommended approval of the amendment to the Zoning Code to City Council. Motion carried 6-0.

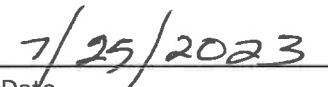
Directors Comments – None.

Adjourn

The meeting was adjourned at 5:26PM.



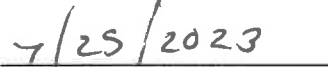
Mack McCluskey, Chairman



Date



Kathleen Vail, Recording Secretary



Date