

CITY OF LEBANON  
MUNICIPAL REGIONAL PLANNING COMMISSION  
Meeting Minutes – July 25, 2023

Members

|                |               |              |               |
|----------------|---------------|--------------|---------------|
| Mack McCluskey | Chuck Daley   | David Taylor | Adrian Kelley |
| Chris Crowell  | John Lankford | Nick Hays    | Chad Williams |

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 5:00PM. Commission member Chris Crowell opened with the invocation and led the Pledge of Allegiance.

Chairmans Comments

Chairman Mack McCluskey explained that there is a new addition to the agenda with a new state ordinance that requires this meeting to have a time for comments from the public. He asked if there was anyone who wanted to speak.

Public Comments – None.

Staff Reports

1. Sidewalks Report - Staff said that all the 90 sidewalk permits are being installed for this month.

Committee Reports

1. SP and Annexation Committee – Chad Williams reported that one project will be returning to the committee and the others will be going to the preliminary meeting in August.
2. Residential Subcommittee – Chad Williams reported that they are discussing building materials.
3. Training Committee Report – Nick Hays reported that there will be an upcoming session in August.

Changes to the Agenda – None.

Public Hearing

1. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 88.88 acres at 117 properties in the West View Acres subdivision from FLH4 – Residential 4 Units per Acre to FLH2 – Residential 2 Units per Acre*

Tony Jones of 801 Maple Crest Drive said that they petitioned to have the zoning back to where it was previously and not where duplexes can be built in the subdivision. He is for the amendment and rezoning.

Jerry McCann of 805 Maple Crest Drive said that it is a single-family neighborhood, and they want it to stay single family not multi-family units. He said that they like the area as it is. He supports the amendment and rezoning.

Corey Pack of 810 Windmere Drive explained the house history and said that they love the support of their neighborhood and the single-family homes. He said that duplexes can get out of hand quickly in nice neighborhoods. He is in support of the amendment and rezoning.

2. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 0.42 acres at 219 Pennsylvania Avenue (Tax Map 68F Group G Parcel 34.01) from RXH – Mixed Housing to UC – University Campus*

Cumberland University President Paul Stumb spoke on the next five items. He said that all these properties were acquired recently, and they are already immediately adjacent to other properties that are in the campus zoning. He asked that they be added to the Future Use Plan for University Campus use. He said that there are four additional properties that they are requesting to be rezoned that have the correct FLU designation.

3. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 0.36 acres at unaddressed South Tarver Avenue (Tax Map 68F Group G Parcel 20) from RXH – Mixed Housing to UC – University Campus*
4. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 0.58 acres at 225 University Avenue (Tax Map 68E Group M Parcel 29) from RXH – Mixed Housing to UC – University Campus*
5. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 0.56 acres at 229 University Avenue (Tax Map 68E Group M Parcel 30) from RXH – Mixed Housing to UC – University Campus*
6. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 0.34 acres at 312 Martin Avenue (Tax Map 68K Group E Parcel 15) from RXH – Mixed Housing to UC – University Campus*

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

#### Approval of Minutes

A motion was made by David Taylor and seconded by Chad Williams for recommended approval of the June 27, 2023 Planning Commission minutes. Motion carried.

#### Consent Agenda

1. *Request by Forestar Real Estate Group, Inc. for preliminary plat approval for Walnut Ridge, a 143-lot conservation-subdivision on about 60.5 acres at an unaddressed property on Manchester Boulevard (Tax Map 56 Parcel 14.01) zoned RS12 in Ward 6*
2. *Request by DRP TN 1, LLC for final plat approval for Waverly Subdivision – Phase 8, a 26-lot conservation-subdivision on about 6.57 acres at an unaddressed property on Pleasant Ridge Run (Tax Map 70 Parcels 83) zoned RS9 in Ward 4*

3. *Request by Pulte Group for site plan approval for Barton Village – Sales Center, a non-residential development on about 1.17 acres at an unaddressed property on Bartons Creek Road (Tax Map 92 Parcel 88.14) zoned RS6 in Ward 3*

A motion was made by Chad Williams and seconded by Chuck Daley for recommended approval of the consent items. Motion carried 8-0.

#### New Business

1. *Request by Rick Hayes for final plat approval for Phase 10 Farmington Woods, a 37-lot conservation-subdivision on about 21.91 acres at an unaddressed property on Brook Trail (Tax Map 45 Parcels 12.01) zoned RS20 in Ward 1*

Staff comments:

- Lots 212, 213, 214, 215 & 227 do not have the required 40ft of road frontage.
  - The applicant has requested a variance to use 30ft road frontage.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval and is not opposed to the variance requested.

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

A motion was made by Chad Williams and seconded by Chuck Daley for recommended approval of the site plan with the variance for the road frontage. Motion carried 8-0.

2. *Request by Lebanon Ventures, LLC for site plan approval for One Lebanon Place Phase 1 Site Plan, an 84-unit residential development on about 9.7 acres at 1 Outlet Village Boulevard (Tax Map 81 Parcel 95) zoned CN in the South Hartmann Overlay in Ward 3*

Staff comments:

- The South Hartmann Overlay requires that the majority of townhomes have a rear courtyard between the house and garage or parking area.
  - The applicant has requested a variance to use attached garages on all units but has provided no hardship.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval because the variance requested does no harm to the Code.

Land Solutions' Jennifer Speich was available to answer any questions.

Regent Homes' David McGowen explained that they call this type of development proposed as a suburban development which means that they mix an urban and suburban type project, as well as having mixed use units with commercial with residential above, referred to as live-work. He mentioned the builds in Franklin, that targets the Millennial market.

A motion was made by Chad Williams and seconded by Chuck Daley for recommended approval of the site plan with the variance for the attached garages. Motion carried 8-0.

3. *Request by MSI Homes for site plan approval for The Courtyards at Hwy. 109, a 76-unit mixed-use development on about 6.12 acres at 2565 Highway 109 N (Tax Map 16 Parcel 565) zoned CS in Ward 6*

Staff comments:

- The block perimeter exceeds the max allowed of 5,700 feet with no connection to the east being provided.
  - The applicant has requested a variance to not make a connection east stating the hardship is due to steep grades and that there is an existing house and barn on that property. Grades of 10% or more can be a valid hardship but it has not been shown that this is the case here and two structures on an 8-acre lot does not constitute a valid hardship due to existing development patterns.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval with the connection provided to the East.

TTL's Randy Laine was available to answer any questions. He said that they had a problem with a stub out being big enough for parking and other problems and they would be more than happy to grant an access easement in lieu of the stub out.

Chairman Mack McCluskey said that they are not voting on a stub out just the variance.

A motion was made by Chad Williams and seconded by John Langford for recommended approval of the site plan without the variance but with an easement for any future development instead.

Randy Laine clarified that they do not have to build the stub out, just must leave the easement.

An amendment to the motion was made by Chris Crowell and seconded by David Taylor to reserve for the cost as well as the easement. Amended motion carried 8-0.

The motion continued. Motion as amended carried 8-0.

4. *Request by Mothanah Awad for site plan approval for 7649 Eastgate Boulevard Project, a non-residential development on about 17.6 acres at 7649 Eastgate Boulevard (Tax Map 79 Parcel 72) zoned IP in Ward 4*

Staff comments:

- The block perimeter exceeds the max allowed of 5,700 feet with no connections being provided.
  - The applicant has requested a variance to not make a connection due to a level 5 creek needing to be crossed at least once.
- The block length exceeds the max allowed of 1,200 feet in the West and East directions, with no connections being provided.
  - Two variance requests for block length have been submitted due to crossing a level 2 creek and needing to fill in the 100-year floodplain of the level 5 creek.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval with the variances requested as crossing a level 5 creek is a valid hardship.

Applied Engineering & Management Corporation's J. B. Turnmire was available to answer any questions.

A motion was made by Chad Williams and seconded by Chuck Daley for recommended approval of the site plan with the variances for the block lengths (2) and block perimeter, and not providing the connection. Motion carried 8-0.

5. *Request by BL Bennett & Associates for site plan approval for Cedar Creek Lane, a 420-unit residential development on about 47.45 acres at an unaddressed property on Betis Road (Tax Map 94 Parcel 31.08) zoned CCLSP in Ward 4*

Staff noted that the resubmittal addressed all open comments. Staff recommended approval.

Civil Site Design Group's Jeremy Westmoreland was available to answer any questions.

A motion was made by Chad Williams and seconded by Chuck Daley for recommended approval of the site plan. Motion carried 8-0.

- 6-7. *Request by Councilor Chris Crowell for future land use plan amendment approval from FLH4 to FLH 2 & rezoning approval from RD9 to RS20 for about 88.88 acres at 117 properties [805 Windmere Dr (095 081a C 01200 000 2023), 806 Windmere Dr (095 081a C 00400 000 2023), 804 Windmere Dr (095 081a C 00300 000 2023), 810 Silver Meadow Dr (095 081a C 02000 000 2023), 703 Melody St (095 068o A 02300 000 2023), 813 Silver Meadow Dr (095 081a C 02200 000 2023), 807 Windmere Dr (095 081a C 01100 000 2023), 801 Maple Crest Dr (095 081a B 01400 000 2023), 803 Westhill Dr Ext (095 081a A 00600 000 2023), 707 Westhill Dr Ext (095 081a A 00800 000 2023), 702 Melody St (095 068o A 01800 000 2023), 425 Tuckers Gap Rd (095 081a B 02301 000 2023), 460 Tuckers Gap Rd (095 081a B 02300 000 2023), 567 Tuckers Gap Rd (095 081a B 02200 000 2023), 345 Tuckers Gap Rd (095 081a B 01900 000 2023), 809 Maple Crest Dr (095 081a B 01000 000 2023), 1201 Silver Meadow Dr (095 068o A 00800 000 2023), 703 Maple Crest Dr (095 068o A 01500 000 2023), 803 Silver Meadow Dr (095 081a C 02700 000 2023), 802 Windmere Dr (095 081a C 00200 000 2023), 612 Windmere Dr (095 081a A 01600 000 2023), 801 Windmere Dr (095 081a C 01400 000 2023), 800 Silver Meadow Dr (095 081a C 01500 000 2023), 700 Maple Crest Dr (095 068o A 00900 000 2023), 705 Westhill Dr Ext (095 081a A 00900 000 2023), 613 Windmere Dr (095 081a A 02600 000 2023), 704 Melody St (095 068o A 01900 000 2023), 812 Windmere Dr (095 081a C 00700 000 2023), 1203 Silver Meadow Dr (095 081a C 03300 000 2023), 800 Maple Crest Dr (095 081a B 00100 000 2023), 1110 Silver Meadow Dr (095 068o A 01600 000 2023), 805 Silver Meadow Dr (095 081a C 02600 000 2023), 1103 Silver Meadow Dr (095 068o A 00200 000 2023), 1106 Somerset Dr (095 081a B 01500 000 2023), 805 Maple Crest Dr (095 081a B 01200 000 2023), 1104 Somerset Dr (095 081a B 01600 000 2023), 704 Silver Meadow Dr (095 081a C 03600 000 2023), 806 Maple Crest Dr (095 081a B 00400 000 2023), 702 Windmere Dr (095 081a A 01900 000 2023), 804 Silver Meadow Dr (095 081a C 01700 000 2023), 705 Melody St (095 068o A 02200 000 2023), 813 Windmere Dr (095 081a C 00800 000 2023), 809 Windmere Dr (095 081a C 01000 000 2023), 1108 Silver Meadow Dr (095 068o A 01700 000 2023), 811 Silver Meadow Dr (095 081a C 02300 000 2023), 809 Westhill Dr Ext (095 081a A 00300 000 2023), 211 Tuckers Gap Rd (095 068o A 02500 000 2023), 808 Silver Meadow Dr (095 081a C 01900 000 2023), 701 Westhill Dr Ext (095 081a A 01100 000 2023), 702 Maple Crest Dr (095 068o A 01000 000 2023), 804 Maple Crest Dr (095 081a B 00300 000 2023), 1109 Silver Meadow Dr (095 068o A 00500 000 2023), 1107 Silver Meadow Dr (095 068o A 00400 000 2023), 705 Maple Crest Dr (095 068o A 01400 000 2023), 1105 Silver Meadow Dr (095 068o A 00300 000 2023), 810 Maple Crest Dr (095 081a B 00600 000 2023), 707 Silver Meadow Dr (095 081a C 02900 000 2023), 812 Maple Crest Dr (095 081a B 00700 000 2023), 802 Silver Meadow Dr (095 081a C 01600 000 2023), 803 Windmere Dr (095 081a C 01300 000 2023), 812 Silver Meadow*

*Dr (095 081a C 02100 000 2023), 255 Tuckers Gap Rd (095 068o A 02700 000 2023), 611 Windmere Dr (095 081a A 02700 000 2023), 865 Tuckers Gap Rd (095 081a A 00100 000 2023), 806 Silver Meadow Dr (095 081a C 01800 000 2023), 1113 Silver Meadow Dr (095 068o A 00700 000 2023), 365 Tuckers Gap Rd (095 081a B 02000 000 2023), 707 Melody St (095 068o A 02100 000 2023), 706 Windmere Dr (095 081a A 02100 000 2023), 811 Windmere Dr (095 081a C 00900 000 2023), 704 Windmere Dr (095 081a A 02000 000 2023), 1101 Somerset Dr (095 068o A 02800 000 2023), 589 Tuckers Gap Rd (095 081a B 00800 000 2023), 1100 Somerset Dr (095 081a B 01800 000 2023), 707 Maple Crest Dr (095 068o A 01300 000 2023), 705 Silver Meadow Dr (095 081a C 03000 000 2023), 231 Tuckers Gap Rd (095 068o A 02600 000 2023), 703 Windmere Dr (095 081a A 02400 000 2023), 801 Westhill Dr Ext (095 081a A 00700 000 2023), 706 Maple Crest Dr (095 068o A 01200 000 2023), 703 Silver Meadow Dr (095 081a C 03100 000 2023), 707 Windmere Dr (095 081a A 02200 000 2023), 1102 Somerset Dr (095 081a B 01700 000 2023), 706 Melody St (095 068o A 02000 000 2023), 611 Westhill Dr Ext (095 081a A 01301 000 2023), 807 Westhill Dr Ext (095 081a A 00400 000 2023), 610 Windmere Dr (095 081a A 01500 000 2023), 1204 Silver Meadow Dr (095 081a C 03200 000 2023), 801 Silver Meadow Dr (095 081a C 02800 000 2023), 609 Windmere Dr (095 081a A 02800 000 2023), 802 Maple Crest Dr (095 081a B 00200 000 2023), 704 Maple Crest Dr (095 068o A 01100 000 2023), 800 Windmere Dr (095 081a C 00100 000 2023), 537 Tuckers Gap Rd (095 081a B 02400 000 2023), 805 Westhill Dr Ext (095 081a A 00500 000 2023), 702 Silver Meadow Dr (095 081a C 03500 000 2023), 701 Windmere Dr (095 081a A 02500 000 2023), 700 Windmere Dr (095 081a A 01800 000 2023), 1111 Silver Meadow Dr (095 068o A 00600 000 2023), 701 Melody St (095 068o A 02400 000 2023), 809 Silver Meadow Dr (095 081a C 02400 000 2023), 807 Maple Crest Dr (095 081a B 01100 000 2023), 811 Maple Crest Dr (095 081a B 00900 000 2023), 807 Silver Meadow Dr (095 081a C 02500 000 2023), 808 Windmere Dr (095 081a C 00500 000 2023), 614 Windmere Dr (095 081a A 01700 000 2023), 706 Silver Meadow Dr (095 081a C 03700 000 2023), 803 Maple Crest Dr (095 081a B 01300 000 2023), 808 Maple Crest Dr (095 081a B 00500 000 2023), 705 Windmere Dr (095 081a A 02300 000 2023), 810 Windmere Dr (095 081a C 00600 000 2023), 607 Westhill Dr Ext (095 081a A 01400 000 2023), 700 Silver Meadow Dr (095 081a C 03400 000 2023), 1101 Silver Meadow Dr (095 068o A 00100 000 2023)] in the West View Acres subdivision in the South Hartmann Overlay in Ward 4*

The properties to the north are indicated as Residential 4 Units per Acre & Public/Institutional/Residential, to the east and west as Public/Institutional/Residential, and to the south as Residential 4 Units per Acre & Interchange Commercial on the Future Land Use Plan. The properties to the north are zoned RR, to the east as RD9 & RS20, to the south as CN & CG, and to the west as RS20 & RP2.

Staff recommended approval.

A motion was made by Chris Crowell and seconded by Chad Williams for recommended approval of the amendment to the Future Land Use Plan to City Council. Motion carried 8-0.

*8-21 Request by Cumberland University for future land use plan amendment approval from RXH to UC for about 2.27 acres at 219 Pennsylvania Avenue, unaddressed property on S Tarver Avenue, 225 University Avenue, 229 University Avenue & 312 Martin Avenue (Tax Map 68E Group M Parcels 29 & 30, Tax Map 68F Group G Parcels 20 & 34.01, and Tax Map 68K Group E Parcel 15) and rezoning approval for about 3.39 acres from RD9 to UC at 219 Pennsylvania Avenue, unaddressed property on S Tarver Avenue, 225 University Avenue, 229 University Avenue, 303 Martin Avenue, 312 Martin Avenue, 318 McClain Avenue, 326 McClain Avenue & 336 McClain Avenue (Tax Map 68E Group M*

*Parcels 29 & 30, Tax Map 68F Group G Parcels 20 & 34.01, and Tax Map 68K Group D Parcels 4, 9, 13 & 19, and Group E Parcel 15) in Ward 3*

Staff recommended approval because the properties are under the proper Future Land Use currently or are adjacent to Cumberland University property.

Cumberland University President Paul Stumb took the opportunity to introduce Dr. Mark Hanshaw, General Counsel and Associate Provost whom he credits with doing all the work on these proposals. He said that Mark Hanshaw has a Ph.D., in Comparative Ethics, and a J.D., which is a lawyer which is an oxymoron. He also stated that Mark Hanshaw is an ordained Methodist minister so you can trust him.

Commissioner Chad Williams asked if he was saying that he might be the only lawyer in heaven.

A motion was made by Chad Williams and seconded by Chuck Daley for recommended approval of the rezonings and amendments to the Future Land Use Plan to City Council. Motion carried 8-0.

Commissioners Comments

Commissioner Chris Crowell thanked everyone from West View Acres for coming to support the ordinance and he will see them at City Council in September.

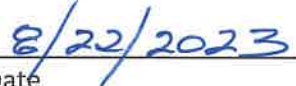
Directors Comments

Planning Director Paul Corder encouraged everyone to go out to the Wilson County Fair – Tennessee State Fair coming up in August.


Adjourn

The meeting was adjourned at 5:30PM.

  
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Mack McCluskey, Chairman

  
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Date

  
\_\_\_\_\_  
Kathleen Vail, Recording Secretary

  
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Date