

# Community Forum

Winter 2009

Volume 2 Issue 1

## Points of Contact

- Animal Control  
444-0825
- Building Construction/Inspection  
444-3647
- Planning & Development  
444-3647
- Property Maintenance—Litter, Junk Vehicles, etc.  
443-2850
- Mayor's Office  
444-2839

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## Lebanon Awarded \$87,516 Safe Routes to School Grant

The City of Lebanon has been awarded a Safe Routes to School grant in the amount of \$87,516 for crosswalk improvements, traffic devices, and safety activities for middle school children. This statewide initiative, administered by the Tennessee Department of Transportation, is designed to make bicycling and walking to school a safer, more appealing and healthier alternative for kindergarten through middle school students.

The City of Lebanon partnered with the Lebanon Special School District in order to draft the grant proposal. Walter J. Baird Middle School is the focus of the program.

City of Lebanon and LSSD staff will meet with

TDOT officials on January 7, 2009 for an implementation workshop. After signing the TDOT contract, the project will last approximately two years with crosswalk installations on Highway 231 tentatively scheduled for the summer of 2009.

Safe Routes to School applicants must address the 5 E's which are:

**Engineering** – proposed infrastructure improvements that create a safe and accessible environment bicycling and walking to school.

**Education** – teaching children about transportation alternatives and needed safety skills.

**Enforcement** – partnering with local law enforce-

ment in order to insure that traffic and safety laws are followed.

**Encouragement** – events that promote and reward students for bicycling and walking to school.

**Evaluation** – continued assessment of the program's effectiveness.

Safe Routes to School is 100% federally funded and requires no local match. The City of Lebanon received one of ten grants awarded across the state.

If you would like to learn more about Safe Routes to School, feel free to contact Will Hager, Planner, at 615-444-3647 ext. 252 or [hagerw@lebanontn.org](mailto:hagerw@lebanontn.org).

## 2009 Resolutions

With the new year come new goals and resolutions. The Planning Department will be working to:

- Review current practices & procedures for continual improvement; and
- Make improvements to the city's website related to planning and GIS.

We will continue the work we started to:

- Review & update our Zoning Ordinance;
- Promote the creation of local historic districts; and
- Investigate tree preservation & underground utility requirements.

These items are in addition to current planning items, such as Planning Commission and Board of Zoning Appeals applica-

tions, we will continue to handle.

Staff believes we need to look into the future, at "big picture" issues and from there draft new, or amend existing, regulations to accomplish the "big picture".

## 2008 – Year in Review

With 2008 coming to a close, staff thought it appropriate to provide information relative to the growth and development we have seen.

- 70+ acres annexed into the City of Lebanon (this is down from the 256+ acres annexed in 2007)
- 273 lots approved on Final Plats, meaning development can begin after construction documents are

approved (down from 904 in 2007)

- 1+ million square feet of commercial/office/industrial space has been through the site plan approval process (down from 1.8 million in 2007)
- Building permits have been issued for \$52+ million worth of commercial/office/industrial space (slightly up from 2007's \$51+ million valuation)

Staff provides this information in order to say that though we are in a period of economic slowdown, good things are continuing to happen in Lebanon.

### Number of Single-Family Permits Issued

YEAR	TOTAL
2000	92
2001	117
2002	206
2003	304
2004	226

YEAR	TOTAL
2005	222
2006	155
2007	216
2008	174

## Updated Land Use and Major Thoroughfare Plans Adopted

In September of 2008, City Council adopted updated Land Use and Major Thoroughfare Plans. Based on the continued growth of Lebanon, it was necessary and appropriate to update these two important planning documents.

The Land Use Plan includes both a map and text, thus providing a visual depiction and written description of Lebanon's desired long term growth pattern. It is used as a guide for all zoning and rezoning requests considered by the Planning Commission and City Council as they determine the appropriateness of such zoning or rezoning requests.

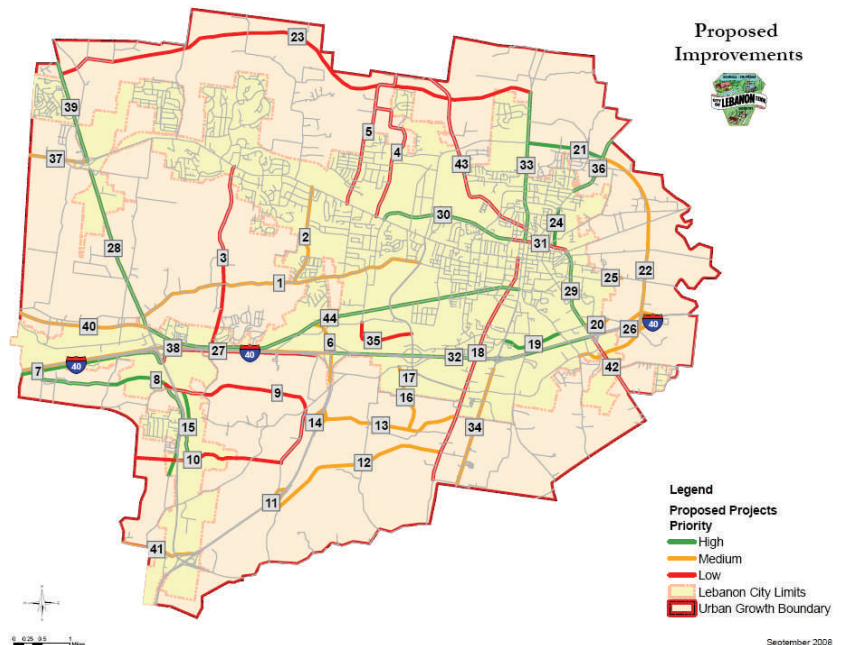
Land Use is a component of our Growth Management Plan.

The Land Use Plan update replaces the land use portion of our Growth Management Plan, adopted in 2000.

The updated Major Thoroughfare Plan (MTP) replaces the previous Major Thoroughfare Plan adopted by the Planning Commission in 2002. Based on the continued growth of our community and the changes to our roadway network, it was necessary to update the 2002 document. The MTP analyzes existing traffic conditions as well as

providing an assessment of expected traffic conditions for the year 2030 based on anticipated growth within our city.

Both the Land Use Plan and MTP are tools used to assist in making informed decisions relative to the continued growth of our community and our transportation network.



## Blueprint Project takes another step forward

Based on the City of Lebanon's involvement with the Blueprint for America project in August of 2007, we are fortunate to have both University of Tennessee architecture students and Vanderbilt University business students undertaking a project here in Lebanon during the

Spring semester. On Friday, January 16th, the students met in Lebanon to learn more about our community. The architecture students will be working to develop multiple design alternatives around our transit station, the historic Mill and Public

Square. The business students will coordinate with the architecture students to address the economics, legal aspect and marketability of the design alternative that are developed. If you would like to learn more about the student project or Blueprint project in general, contact Magi

Tilton, Planning Director at 615-443-3647 x265 or [tiltonm@lebanontn.org](mailto:tiltonm@lebanontn.org).



## Rules Pertaining to EMC Signs Modified

In 2008, two ordinances were approved modifying the regulations related to Electronic Message Center (EMC) signs. A third ordinance was approved redefining the terms "flashing" and "animation" which also relate to the operation of EMC signs. EMC signs are no longer permitted in any and all residential districts, the B-1, B-2 or B-6 commercial districts or in the AG, OPD and CU special districts. This prohibition is an attempt to protect residential neighborhoods. The B-1 and B-6 districts are considered our less intense commercial districts and therefore are often found near residential neighborhoods. The B-2 district, known as our Central Business District, is the Square. The AG allows agricultural and residential uses. OPD

stands for Open Space and Parks and CU stands for Colleges and Universities. In addition, billboards as EMC signs are not permitted.

In those zoning districts where EMC signs are permitted, regulations have been adopted related to the night-time operation and illumination of such signs located near residential zoning districts. All EMC signs located within 250 feet of residentially zoned properties, as measured from the base of the sign to the nearest property line of such residentially zoned properties, shall be programmed to be static and the illumination level of the sign shall be reduced to no greater than 1,000 nits as measured at the surface of the sign between the hours of 9:00 pm and 6:00 am. As an

alternative, the sign shall be turned off.

The term "flashing" is now defined in a way that is measurable. It is an image, message frame or text not consistently displayed for 4 seconds.

"Animation" is a feature of a sign depicting movement, rotation, projections, scrolling, or displaying video.

Animation is not considered flashing and flashing shall not be considered animation. Signs exhibiting animation are permitted and regulated in the same manner and in the same zoning districts in which EMC signs are permitted.

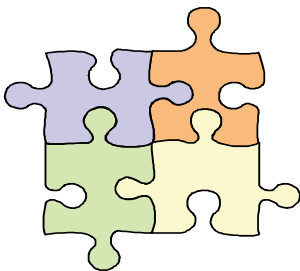
The specific ordinances are referred to 08-3396, 08-3457 and 08-3469.



City of  
Lebanon

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[www.lebanontn.org](http://www.lebanontn.org)



*The mission of the City of Lebanon Planning Department is to aid in the positive, managed growth and development of our city .*

*To fulfill this mission, the Planning Department is committed to providing accurate, timely and complete service and information to help our community grow in a positive way.*

**Planning & GIS Staff**

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**Upcoming Meetings**

**City Council** regularly meets the 1st and 3rd Tuesdays in the Town Meeting Hall of City Hall. Work sessions normally begin at 5:00 pm Public hearings begin at 5:55 pm and the actual Council meeting begins at 6:00 pm.

**Planning Commission** regularly meets the 4th Tuesday in the Town

Meeting Hall of City Hall. The meetings begin at 5:00 pm. A preliminary meeting begins at 11:00 am on the 3rd Tuesday. No presentations are made by the public, nor any decisions made on actual items at the preliminary meeting. Both meetings are held in the Town Meeting Hall at City Hall.

**Board of Zoning Appeals** regularly meets the 4th Monday in the Town Meeting Hall of City Hall. The meetings begin at 5:00 pm.

**The Public Works and Transportation Committee** regularly meets the 4th Monday in the Town Meeting Hall of City Hall. The meetings begin at 7:30 am.