



HENDERSONVILLE PLANNING COMMISSION

AGENDA

Main Meeting Room

Tuesday, January 2, 2024

6:30 PM

- 1. OPENING PRAYER**
- 2. ROLL CALL**
- 3. ACCEPTANCE OF AGENDA**
- 4. PUBLIC HEARING**

Request by Glen Oak Investment, LLC, to amend the Glen Oak Commons Final Development Plan to add Recreational Training School to the List of Permitted Uses. The property is located at 102 Glen Oak Blvd., on the south side of Glen Oak Blvd., and on the west side of Old Shackle Island Road, as identified by Sumner County Tax Map 159A K 001.00.

Request by Greg Tidwell to rezone 32.3702 acres from Office, Planned Development/Suburban Living, Medium Density (O-PD/SR-1) to Office, Planned Development (O-PD) and Suburban Residential, Low Density (SR-1-PD), and to approve a Preliminary Development Plan called TBN Music City. The property is located south of East Main Street, as identified by Sumner County Tax Map Parcel 158A A 008.00, 009.00, 158 005.00, 158 005.00 004, 158 005.00 002, 158 006.00, 158A A 010.00, 158A A 011.00, 158A B 008.01, and 158A B 008.02.

Request by Rob Cushman to rezone 1.85 acres from Industrial (I) to General Commercial (GC). This request also includes an amendment to the General Framework Map of the Hendersonville Land Use and Transportation Plan to change the character area designation of the property from Westlake Industrial Flex to Westlake Community Retail. This property is located at 110

Taylor Industrial Drive, on the north side of West Main Street, and the west side of Maple Street, as identified on Sumner County Tax Map 160M A 022.00.

5. PUBLIC COMMENT (AGENDA ITEMS ONLY)

6. MINUTES:

Minutes of December 5, 2023

7. DEVELOPMENT PLANS:

23-111-001: Glen Oak Commons Retail – FDP Add-Use (Recreational Training Facility)
Owner: Glen Oak Investments LLC
Location: 102 Glen Oak Blvd, Parcel 159A K 001.00
Lead Planning Staff: Sydney Simpson

23-108-001: TBN Music City – Preliminary Development Plan
Applicant: Greg Tidwell
Location: 0 Music Village Blvd, Parcel 158A A 008.00/009.00/ 158 005.00/ 158 005.00 004/ 158 005.00 002/ 158 006.00/ 158A A 010.00/ 158A A 011.00/ 158A B 008.01/ 158A B 008.02
Lead Planning Staff: Timothy Whitten

8. FINAL PLAT

23-107-001: Bellsford Landing Phase 1 – Final Plat
Owner: Cages Bend Development LLC
Location: 2300 Cages Bend Road, Parcel 146 088.02
Lead Planning Staff: Grant Green

9. REZONING

23-104-001: 110 Taylor Industrial Drive – FLUTP Amendment
Character Area Change from Westlake Industrial Flex to Westlake Community Retail
Lead Planning Staff: Sydney Simpson

23-105-001: 110 Taylor Industrial Drive – Rezoning (I > GC)
Owner: 110 Taylor Industrial LLC
Location: 110 Taylor Industrial Drive, Parcel 160M A 022.00
Lead Planning Staff: Sydney Simpson

10. SITE PLANS:

23-106-001: Center Point Liquor Wall Mural – Site Plan
Owner: Lynda Shaw
Location: 1191 West Main St, Parcel 161L A 002.00
Lead Planning Staff: Grant Green

11. OTHER:

Election of Officers

12. STAFF-LEVEL PROJECTS, APPROVED:

23-047-001: Durham Phase 1 Section 1 Revision 1 (Avant Road) – Final Plat
23-102-001: Indian Lake Center Phase 3A (O Maple Drive N) – FDP Amendment
23-092-001: William Ferguson Section 3 (318 Rockland Road) – Final Plat

13. STAFF-LEVEL PROJECTS, PENDING:

23-094-001: Bluegrass Landing Lot 1 Resub (520 East Main St)
Final Plat / A 10/13
23-103-001: Broken Paddle Outfitters Outbuilding (167 E Main St)
Site Plan / A 11/17
23-112-001: Glen Oak Dumpster Enclosure (105 Glen Oak)
Site Plan / S 12/18

23-101-001: Rancho Cantina Exterior Color Change (624 West Main Street)
Site Plan / A 10/30

23-088-001: Verizon Small Cell (203B N Anderson Ln)
Site Plan / A 10/13

23-089-001: Verizon Small Cell (215A Indian Lake Blvd)
Site Plan / A 10/13

10. PLANNING DIRECTOR COMMENTS:

2023 Year End Report

11. ADJOURNMENT