

Mt. Juliet, Tennessee

*2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122*



Meeting Minutes - Final

Thursday, May 21, 2026

6:30 PM

Commission Chambers

Planning Commission

Members: Luke Winchester, Rebecca Christenson, Bobby Franklin, Art Giles, David Rast, Larry Searcy, Nathan Bulmon, Preston George, Linda Armistead

Resources: Jon Baughman, City Planner, Jill Johnson, Planner I, Shane Shamanur, Director of Engineering, Todd Serbent, Traffic Engineer, Samantha Burnett, City Attorney

Rollcall

Present Vice Chair David Rast, Commissioner Larry Searcy, Commissioner Nathan Bulmon, Commissioner Art Giles, Commissioner Linda Armistead, Commissioner Bobby Franklin, and Chairperson Luke Winchester

Absent Commissioner Preston George

1. Call to Order

Chairman Winchester called the meeting to order and read the quorum requirements. Chairman Winchester stated Rebecca Christianson has resigned her position and we congratulate her dedication and service to the City of Mt. Juliet. Commissioner Bulmon congratulates the First Responders, Mt. Juliet Police, Mt. Juliet Fire Department and Mt. Juliet EMS for their response times.

2. Set Agenda

Chairman Winchester set the agenda as stated. Item 12.B be removed per request of staff and moving 12.A up to be heard after the consent agenda due to staff request.

3. Staff Reports

Staff reviewed their reports and updated the commission on projects.

4. Citizen's Comments

James Tanner, 118 Normandy Dr. spoke out against items 9.A., 9.B. & 9.C. at the current proposed density.

Jennifer Milele, 217 Summer Acre, spoke in favor of item 12.A.

5. Minutes Approval

5.A. Review and Adopt the Minutes from the April 16, 2026, Planning Commission Meeting.

A motion was made by Vice Chair Rast, seconded by Commissioner Armistead, that this Minutes be approved. The motion carried by the following vote:

RESULT: APPROVED

MOVER: David Rast

SECONDER: Linda Armistead

Aye: Vice Chair Rast, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Absent: Christenson, and Commissioner George

Abstain: Commissioner Searcy, and Commissioner Giles

6. Consent Agenda

Staff reviewed their reports and answered questions from the commission. Chairman Winchester closed the planning commission meeting and opened a public hearing for items 6.A., 6.B., 6.C., & 6.D. There were no citizen comments. Chairman Winchester closed the public hearing and reopened the planning commission meeting. There were no citizen comments.

A motion was made by Vice Chair Rast, seconded by Commissioner Bulmon, that the consent agenda be approved. The motion carried by the following vote:

RESULT: APPROVED THE CONSENT AGENDA

MOVER: David Rast

SECONDER: Nathan Bulmon

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Absent: Christenson, and Commissioner George

6.A. Review the Final Plat for Bradshaw Farms Phase 3B, located at Vivrett Lane.

Fire Department:

1. No Comments Received.

Planning:

1. Label lots 454 & 455 as critical façade lots.

Public Works:

1. General Note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Code.
2. Punch list items shall be completed prior to the signing of the plat.

WWUD:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances. WWUD will conduct once the property corners are marked.

Wilson County Schools:

1. No Comments Received.

This Action Item was approved.

RESULT: APPROVED WITH CONDITIONS

MOVER: David Rast

6.B. Review Final Plat Modification for 230 Mundy Memorial Dr.**Fire Department:**

1. No Comments Received.

Planning:

1. Label the zoning of adjacent parcels before recording the plat.

Public Works:

1. Stormwater: NOV-010-204 has not been satisfied, trees to be removed from detention pond before plat is signed in accordance with stormwater long term maintenance agreement
2. Stormwater: Add required note that all PUDE's outside of Public ROW's are not the responsibility of the City of Mt. Juliet.
3. General Note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Code.

WWUD:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.

Wilson County Schools:

1. No Comments Received.

This Action Item was approved.

RESULT: APPROVED WITH CONDITIONS

6.C. Review the Final Plat for the Project Jolene Subdivision, located at 6300 Golden Bear Gtwy.

Fire Department:

1. No Comments Received.

Planning:

1. Label the zoning of adjacent parcels before recording the plat.

Public Works:

1. Stormwater: NOV-010-204 has not been satisfied, trees to be removed from detention pond before plat is signed in accordance with stormwater long term maintenance agreement
2. Stormwater: Add required note that all PUDE's outside of Public ROW's are not the responsibility of the City of Mt. Juliet.
3. General Note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Code.

WWUD:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.

Wilson County Schools:

1. No Comments Received.

This Action Item was approved.

RESULT: APPROVED WITH CONDITIONS

6.D. Review the Preliminary Plat for 448 Bass Lane, Bass Lane Subdivision

Fire Department:

1. No Comments Received.

Planning:

1. No comments.

Public Works:

1. TVA approval is required to construct structures within their easement.

WWUD:

1. Water lines shown are not WWUD's design.
2. Sidewalks will not be in WWUD's easement.

Wilson County Schools:

1. No Comments Received.

This Action Item was approved with conditions.

RESULT: APPROVED WITH CONDITIONS

6.E. Review the Site Plan for Legacy Pointe Retail Phase 2, located at 115 Legacy Pointe Blvd.

Fire Department:

1. No Comments Received.

Planning:

1. All requirements of Article VI shall be adhered to, except any waivers granted by the Planning Commission.
2. The Planning Commission granted a waiver to 6-103.7 Commercial Design Standards, allowing for 80% brick or stone and/ or 20% secondary materials consisting of architectural composite metal panels.
3. All brick shall be clay, baked and individually laid.
4. All stone shall be individually laid.
5. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
6. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
7. Wall mounted exterior lighting fixtures shall be decorative sconce type.
8. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
9. Parking lot lighting shall have decorative fixtures mounted to poles that shall be painted black.
10. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
11. All bollards shall be painted a color complimentary to the building façade, not yellow.
12. Wheel stops are not permitted.
13. All signage shall be reviewed under separate application to the Planning Department. Please be advised that monument signage will require a plat with the location outside of any PUDE's.
14. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.

Public Works:

1. Show one (1) grease trap per restaurant space proposed. Spec Jarratt 1,500 one-piece tank.
2. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
3. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
4. Sewer availability has been requested and granted.
5. Roof drains shall be subsurface.
6. All storm pipe (minus roof drains) shall 15" diameter (minimum).
7. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
8. Per the conditions of the preliminary plat approval, each lot shall pay \$2,000 per acre at the time of land disturbance permit until \$125,000 is reached for the installation of high-mast LED lighting at the I-40 interchange.
9. Provide a pedestrian access route to the commercial from Bear Crossing.
10. Driveways shall align on both sides of Bear Crossing to the greatest extent possible.
11. A crosswalk shall be installed across Legacy Pointe Boulevard at Bear Crossing.
12. An update to the greater Legacy Pointe TIS was provided. The following off-site improvements shall be completed prior to the final C.O. within this site plan, per

- recommendations in the study: Change the southwest bound approach of Legacy Pointe Boulevard to include an exclusive right-turn lane at Rutland Drive.
13. Install a bulb out on Legacy Pointe Boulevard, reducing the number of receiving lanes from 2 to 1 on the Costco side of the intersection. Provide a pedestrian curb ramp within the bulb out.

WWUD:

1. Add a note that all private fire hydrants shall be painted white.
2. Add a note stating that there shall be branches off the service lines between the meter and the backflow device.
3. The proposed public water line will be designed by WWUD.

Wilson County Schools:

1. No Comments Received.

This Action Item was approved with conditions.

RESULT: APPROVED WITH CONDITIONS

Amendments

- 12.A.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, REGARDING ARTICLE III, SECTION 3-104.8, PROVISIONS APPLICABLE TO MANUFACTURING FACILITIES, AND ARTICLE VII, SECTION 7-102.A PERMITTED AND CONDITIONAL USES AND STRUCTURES ALLOWABLE WITHIN INDUSTRIAL DISTRICTS

Staff reviewed their reports. There were no citizen comments.

A motion was made by Commissioner Franklin, seconded by Chairperson Winchester, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 6/8/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Bobby Franklin

SECONDER: Luke Winchester

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Nay: Commissioner Giles

Absent: Christenson, and Commissioner George

7. Wall Properties Annexations & Rezones

7.A. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 2 ACRES OF PROPERTY AT 6386 CENTRAL PIKE, MAP 097, PARCEL 17.02, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

Items 7.A, B, D & E heard together.

Staff reviewed their reports and answered questions from the commission.

Chairman Winchester closed the planning commission meeting and opened a public hearing for items 7.A, B, D & E. There were no public comments. Chairman Winchester closed the public hearing and reopened the planning commission meeting. There were no public comments.

A motion was made by Commissioner Armistead, seconded by Vice Chair Rast, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 6/8/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Linda Armistead

SECONDER: David Rast

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Absent: Christenson, and Commissioner George

7.B. **Review the Plan of Services for the Wall Property, located at 6386 Central Pike.

A motion was made by Commissioner Armistead, seconded by Vice Chair Rast, that this Resolution be **Positive Recommendation to the Board of Commissioners, on meeting date of 6/8/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Linda Armistead

SECONDER: David Rast

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Absent: Christenson, and Commissioner George

7.C. AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6386 CENTRAL PIKE, APPROXIMATELY 2 ACRES, MAP 097, PARCEL 17.02 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE

Item 7.C & F heard together. Staff reviewed their reports and answered questions from the commission.

There were no citizen comments.

A motion was made by Commissioner Bulmon, seconded by Chairperson Winchester, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 6/8/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Nathan Bulmon

SECONDER: Luke Winchester

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Absent: Christenson, and Commissioner George

7.D. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 1.72 ACRES OF PROPERTY AT 6400 CENTRAL PIKE, MAP 097, PARCEL 17.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

A motion was made by Commissioner Armistead, seconded by Vice Chair Rast, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 6/8/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Linda Armistead

SECONDER: David Rast

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Absent: Christenson, and Commissioner George

7.E. **Review the Plan of Services for the Wall property, located at 6400 Central Pike.

A motion was made by Commissioner Armistead, seconded by Vice Chair Rast, that this Resolution be **Positive Recommendation to the Board of Commissioners, on meeting date of 6/8/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Linda Armistead

SECONDER: David Rast

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Absent: Christenson, and Commissioner George

7.F. AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6400 CENTRAL PIKE, APPROXIMATELY 1.72 ACRES, MAP 097, PARCEL 17.00 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE

A motion was made by Commissioner Bulmon, seconded by Chairperson Winchester, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 6/8/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Nathan Bulmon

SECONDER: Luke Winchester

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Absent: Christenson, and Commissioner George

8. E. Division Business Park

8.A. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 47.17 ACRES OF PROPERTY ON EAST DIVISION STREET, MAP 077, PARCELS 13.01, 13.02, 15.00, 16.02, 16.03 AND PART OF PARCELS 16.01, 17.00 and 17.01, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

Items 8.A & B heard together.

Staff reviewed their reports and answered questions from the commission. Chairman Winchester closed the planning commission meeting and opened a public hearing. There were no citizen comments. Chairman Winchester closed the public hearing and reopened the planning commission meeting. There were no citizen comments.

A motion was made by Chairperson Winchester, seconded by Commissioner Franklin, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 6/8/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Luke Winchester

SECONDER: Bobby Franklin

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Absent: Christenson, and Commissioner George

8.B. **Review the Plan of Services for E. Division Business Park, located at 535 Hunting Hills Dr.

A motion was made by Chairperson Winchester, seconded by Commissioner Franklin, that this Resolution be **Positive Recommendation to the Board of Commissioners, on meeting date of 6/8/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Luke Winchester

SECONDER: Bobby Franklin

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Absent: Christenson, and Commissioner George

8.C. AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR APPROXIMATELY 47.17 ACRES OF PROPERTY ON EAST DIVISION STREET, MAP 077, PARCELS 13.01, 13.02, 15.00, 16.02, 16.03 AND PART OF PARCELS 16.01, 17.00 and 17.01 FROM OPS AND WILSON COUNTY R-1 TO IR-PUD

Staff reviewed their reports and answered questions from the commission.

Fire Department:

1. No Comments.

Planning:

1. All requirements of Article VII, shall be adhered to, excepting any waivers granted via the PUD approval.
2. The Planning Commission granted a waiver to 7-103.9 Industrial Design Standards, allowing for 100% deviation from the industrial design guideline requirements of 100% brick and/or stone, allowing for proposed tilt panel construction with enhanced architectural features (paint, stone scoring and entry features).
3. Only uses permitted by right under IR zoning shall be permitted in the PUD.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. Color elevations, with materials and dimension specified shall be required at Final Master Development Plan submittal.
7. HVAC and utility equipment shall be screened entirely from horizontal view; utility meters shall be screened with brick/stone screen walls. Provide location with FMDP submittal.
8. Rooftop mechanical equipment shall be screened from horizontal view via a parapet wall. Provide location with FMDP submittal.
9. Parking lot lighting shall be decorative fixtures on black posts.
10. Bollards shall be the color black.
11. Parking lot lighting shall be placed in yards or beds and not on the pavement.
12. Wall mounted lighting shall be decorative. Wall packs are prohibited.
13. Landscape plans are required at FMDP/SP and shall be approved prior to the submittal of construction documents to Public Works.
14. 7.103.4.7, required yards and building setbacks in relation to residential districts shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
15. The Planning Commission granted a waiver to 7-103.4.7 Bulk Yard Regulations, allowing for omission of the 100ft landscape buffer along the western property line. Landscape buffer of varying widths proposed.
16. All structures shall be shielded from view from all public streets with a landscaped berm.
17. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at FMDP submittal.
18. No flammable landscape materials (i.e.- mulch) shall be placed within 3' of any building/structure.
19. Screen the perimeter of detention/retention ponds with vegetation.
20. Two-way drive aisles between perpendicular parking stalls shall be at least 26' wide.
21. Provide a sidewalk connection to building #4.
22. The side facades of the buildings, facing E. Division St. shall be treated as front facades.
23. Provide a trash can and bike rack at each building.

24. Reduce the parking to adhere to the required parking in accordance with the proposed use calculations.
25. No outside storage is allowed within areas other than required yards, in accordance with 7.103.4.5.
26. Provide dumpsters/enclosures in accordance with 7-103.11 at the time of FMDP/SP submittal.
27. Sidewalks shall be a minimum of six feet in width.
28. Revise general notes on page C0.03 to remove references to residential developments and HOA's.
29. Provide a photometric plan at FMDP submittal.
30. Provide a schedule for the exterior maintenance (to include pressure washing) of all structures.
31. If ponds are determined to be wet, then lighting, fountain and fencing shall be installed.
32. Abandon and access easements to hunting hills when replatting the property.
33. Install additional mature trees (oak or maple) where building is higher and visible from the southeast corner of the property.

Public Works:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
3. Sewer availability has been requested and granted.
4. Provide and TDEC permits related to stream buffer/wetland disturbance prior to the issuance of the Land Disturbance Permit.
5. All sewer main shall be public (minus service laterals) and shall be within a 20' utility easement.
6. The proposed pump station shall be public and built to City specifications.
7. Any utilities relocated during this development shall be relocated to a location compliant with the City's E. Division Street widening project at the developer's expense.
8. If wet ponds are proposed, aeration shall be provided.
9. Due to the proximity of the creek, the developer/engineer shall determine if detention areas shown can be a detriment to the site. A request to waive detention and provide supporting analysis shall be addressed at FMDP.
10. All TDEC stream buffer regulations apply and shall be incorporated into the construction plans.
11. The following improvements shall be made to E. Division Street prior to the issuance of the first C.O.:
 - a. The culvert between this site and Amazon shall be extended or replaced to accommodate the future E. Division Street widening project. Public Works shall provide the required right-of-way width at FMDP.
 - b. E. Division Street shall be widened to a three-lane section along the frontage. Curb and gutter shall be installed on the south side and a 2' shoulder shall be installed on the north side. The curb line on the south side shall align with the City's E. Division Street widening project.
 - c. A 10' wide shared-use path shall be constructed to City standard along the frontage and shall connect with the existing path on the Amazon frontage.
 - d. A westbound left-turn lane shall be constructed at the intersection with Old Lebanon Drive Road.
 - e. For the offsite improvements, the developer will make all due diligence to acquire the necessary easements or right-of-way. If efforts of acquisition are unsuccessful after 120

days of due diligence, the City of Mt. Juliet agrees to proceed with the public acquisition process to facilitate the attainment of said easements or right-of-way including, if necessary, the eminent domain process as the improvement in question is necessary to the health, safety, and welfare of the general public. The easements or right-of-way will be based on an appraisal and a review appraisal by state licensed appraisers and such appraisal will be shared with the City of Mt. Juliet. All expenses including easements, acquisition services, appraisals, etc. will be at the expense of the developer.

12. The site frontage shall be graded 4:1 or flatter within 15' of E. Division Street.

13. An updated sight distance exhibit shall be provided at FMDP to AASHTO standards.

The design speed shall be 45mph, matching the 85th percentile speed on E. Division.

14. The driveway spacing is insufficient for a minor arterial. However, the spacing exceeds major collector spacing. Staff supports the lesser classification.

15. A minimum of 14 ADA spaces are required. The spaces shall be distributed throughout the site with at least 1 space at each office location.

16. A minimum edge clearance of 15' shall be provided between the property line and the nearest driveway.

17. The central driveway shall be restricted to right-out egress. Full access ingress shall be permitted. Pedestrian refuge shall be provided in the median island in the driveway.

WWUD:

1. No comments on annexation.

2. Water lines shown are not WWUD's design. Discussions are being held about how to best serve this development.

Wilson County Schools:

1. No Comments Received.

A motion was made by Vice Chair Rast, seconded by Commissioner Armistead, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 6/8/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Linda Armistead

Aye: Vice Chair Rast, Commissioner Giles, Commissioner Armistead, and Chairperson Winchester

Nay: Commissioner Searcy, Commissioner Bulmon, and Commissioner Franklin

Absent: Christenson, and Commissioner George

9. Emerson Park

9.A. **Review the Annexation Request for Emerson Park, located off Chandler Rd.

Items 9.A & B heard together.

Staff reviewed their reports and answered questions from the commission.

Chairman Winchester closed the planning commission meeting and opened a public hearing. There were no public comments. Chairman Winchester closed the public hearing and reopened the planning commission meeting. There were no public comments.

A motion was made by Chairperson Winchester, seconded by Commissioner Bulmon, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 6/8/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Luke Winchester

SECONDER: Nathan Bulmon

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner Bulmon, and Chairperson Winchester

Nay: Commissioner Giles, Commissioner Armistead, and Commissioner Franklin

Absent: Christenson, and Commissioner George

9.B. **Review the Plan of Services for Emerson Park, Located off Chandler Rd.

A motion was made by Chairperson Winchester, seconded by Commissioner Bulmon, that this Resolution be **Positive Recommendation to the Board of Commissioners, on meeting date of 6/8/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Luke Winchester

SECONDER: Nathan Bulmon

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner Bulmon, and Chairperson Winchester

Nay: Commissioner Giles, Commissioner Armistead, and Commissioner Franklin

Absent: Christenson, and Commissioner George

9.C. **Review the Preliminary Master Development Plan PUD, including a Rezone from Wilson County R-1 to RS-20 PUD for Emerson Park, located off Chandler Rd.

Staff reviewed their reports and answered questions from the commission.

Rob Molchan, SEC, 850 Middle Tennessee Blvd. Murfreesboro, TN, represented the project.

Rob Molchan requested a 1 month deferral.

This Ordinance was deferred to the Planning Commission due back on 6/18/2026

RESULT: DEFERRED

10. Site Plans

10.A. Review the Site Plan for Two Rivers Ford Service Center, located at 204 Belinda Parkway.

Staff reviewed their reports and answered questions from the commission.

Fire Department:

1. No Comments Received.

Planning:

1. All requirements of Article VII shall be adhered to, except any waivers granted by the Planning Commission.
2. The Planning Commission granted a waiver to 7-103 Industrial Design Standards, allowing for the reduction on the 100% brick or stone requirements as follows: 17.1% brick, 63.9% metal siding and 19.8% architectural panels.
3. All brick shall be clay, baked and individually laid.
4. Metal and vinyl shall not be permitted for façade materials.
5. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
6. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
7. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.
8. All parking area islands shall include grass and/or tree, not mulch, stone or any other material.
9. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
10. Parking lot lighting shall have decorative fixtures mounted to poles that shall be painted black.
11. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
12. All bollards shall be painted a color complimentary to the building façade, not yellow.
13. All signage shall be reviewed under separate application to the Planning Department. Please be advised that monument signage if used, will required a plat with the location showing outside of the right-of-way or any PUDE's.
14. HVAC equipment shall be screened from horizontal view.

Public Works:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. Add utility contacts on the front page.
4. Roof drains shall be subsurface.
5. EPSC measures shall not be installed within existing, preserved landscaping buffers.
6. Sewer availability has been requested and granted.
7. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
8. The ADA parking spaces shall be at least 9' wide.

WWUD:

1. Easement acquisition is the Owner's responsibility.
2. P.I.V. goes between the meter and backflow device.

Wilson County Schools:

1. No comments received.

A motion was made by Commissioner Bulmon, seconded by Commissioner Armistead, that this Action Item be approved with conditions. The motion carried by the following vote:

RESULT: APPROVED WITH CONDITIONS

MOVER: Nathan Bulmon

SECONDER: Linda Armistead

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Absent: Christenson, and Commissioner George

10.B. Review the Site Plan for a Commercial Strip Center, located at 3007 N. Mt. Juliet Rd.

Staff reviewed their reports and answered questions from the commission. Mina, 11 Martin Luther King Blvd. Chattanooga, TN Represented the project. Mina requested a deferral.

This Action Item was deferred indefinitely to the Planning Commission due back on 6/18/2026

RESULT: DEFERRED

11. Final Master Development Plan

11.A. Review the Final Master Development Plan for the Golden Bear Multi Family, located at 4515 Beckwith Rd.

Staff reviewed their reports and answered questions from the commission.

Drew Hardison, Barge Design, 615 3rd Ave S #700, Nashville, represented the project.

There were no citizen comments.

Fire Department:

1. No Comments Received.

Planning:

1. Non-masonry materials shall not exceed 30% per façade, revise elevations to comply at site plan submittal.
2. All requirements of 6-104.1 shall be adhered to except any waivers granted via PMDP approval.
3. All requirements of 5-104.1 and 4-114 shall be adhered to except any waivers granted via PMDP approval.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be natural and individually laid.
6. Vinyl is prohibited as a façade material.
7. All fencing shall be low maintenance, decorative type, wood is not permitted.
8. Retaining walls shall be constructed of segmental block or faces with masonry.
9. All requirements of ordinances 24-04 and 24-52 shall be adhered to.
10. Identify the acreage involved with this portion of the PUD at site plan submittal.
11. Identify the acreage and percentage of improved open space.
12. Provide overall density calculations at site plan submittal. It shall not exceed 13.9 upa as permitted via the preliminary master development plan.
13. Provide lot coverage data at site plan submittal.
14. Provide impervious surface calculations at site plan submittal.
15. Label all amenities provided. The PMDP requires that areas "D" and "F", in addition to the pool, dog park and clubhouse shown, a fitness center, game room and pocket park.
16. The clubhouse shall be at least 2,000sf of conditioned space.
17. Flammable landscape material is not permitted within 3' of any structure.
18. Parking lot lighting shall be placed in landscape islands or grass areas, not in paved vehicular use areas.
19. Wood shall not be permitted for balcony flooring.
20. Rooftop HVAC and utility equipment shall be screened from horizontal view via parapet walls.
21. Wall mounted meter and utility equipment shall be painted to match the façade it is attached to or screened via masonry.
22. Ground mounted HVAC equipment shall be screened from horizontal view via masonry and/or vegetation.
23. The dumpster and trash compactor enclosures shall comply with 6-103.7.
24. A site plan shall be submitted and approved by the Planning Commission before submitting a land disturbance application.
25. Identify required loading zones on subsequent submittals.
26. Provide water and shade at the dog park.

Public Works:

1. Drainage report under preliminary review. A comprehensive review of the drainage

- report shall take place at construction plan review.
2. The development shall meet all conditions of the active PUD.
 3. A macerator will be required to be installed within the wastewater conveyance system.
 4. All sewer shall be public (minus service laterals) and within a 20' utility easement.
 5. Roadway infrastructure shall be installed (to binder) on the realigned Beckwith Road before the issuance of the Land Disturbance Permit.
 6. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
 7. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
 8. Update sewer availability during construction plan review.
 9. The current notes are for McFarland Farms. The notes shall be revised for resubmittal.
 10. Pedestrian access routes are needed from Golden Bear Place ROW.
 11. The median island in the driveway on Old Beckwith Road shall provide pedestrian refuge.
 12. Provide pedestrian access easements along the greenway.
 13. Provide an easement to the sewer building in the northeast corner of the site.
 14. The driveway return radius shall not overlap with any stormwater infrastructure.

WWUD:

1. Water lines shown are not WWUD's design.

Wilson County Schools:

1. No Comments Received.

A motion was made by Commissioner Armistead, seconded by Commissioner Searcy, that this Action Item be approved with conditions. The motion carried by the following vote:

RESULT: APPROVED WITH CONDITIONS

MOVER: Linda Armistead

SECONDER: Larry Searcy

Aye: Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Absent: Christenson, and Commissioner George

Abstain: Vice Chair Rast

12. Amendments**12.B. **Review the Zoning Ordinance Amendment to Articles 14, Site Plan Expirations.**

This Ordinance was deferred.to the Planning Commission due back on 6/18/2026

RESULT: DEFERRED

12.C. Review the Subdivision Regulations Amendment to Article 4-103, Streets and Pedestrian Ways.

Staff reviewed their reports and answered questions from the commission.

A motion was made by Commissioner Giles, seconded by Chairperson Winchester, that this Action Item be approved with conditions. The motion carried by the following vote:

RESULT: APPROVED WITH CONDITIONS

MOVER: Art Giles

SECONDER: Luke Winchester

Aye: Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Nay: Vice Chair Rast

Absent: Christenson, and Commissioner George

12.D. AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLE XI, SECTIONS 11-101 THROUGH 11-110, SIGN REGULATIONS

Staff reviewed their reports and answered questions from the commission.

Michael Mullins, 2425 N. Mt. Juliet Rd. thanked Jill and Marty for rewriting the sign ordinance.

A motion was made by Commissioner Bulmon, seconded by Vice Chair Rast, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 6/8/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Nathan Bulmon

SECONDER: David Rast

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Absent: Christenson, and Commissioner George

13. Adjourn

A motion was made by Vice Chair Rast, seconded by Commissioner Armistead, that this be approved. The motion carried by the following vote:

RESULT: APPROVED

MOVER: David Rast

SECONDER: Linda Armistead

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Absent: Christenson, and Commissioner George

****Indicates item is recommended to the Board of Commissioners. All final design layouts, conditions of approval and final approval will be voted on by the Board of Commissioners at a later date. The public is welcome and invited to attend.**

Luke Winchester, Chairperson

Tyler Gutierrez, Planning Commission Secretary