



Members: Luke Winchester, Rebecca Christenson, Ted Floyd, Scott Hefner, David Rast, Larry Searcy, Gerard Bullock, Preston George, Linda Armistead

Resources: Jon Baughman, City Planner, Jill Johnson, Planner I, Shane Shamanur, Director of Engineering, Gino Marchetti/Charles Michels - City Attorney

Rollcall

Present Chairperson Luke Winchester, Vice Chair David Rast, Commissioner Rebecca Christenson, Commissioner Larry Searcy, Commissioner Preston George, Commissioner Linda Armistead, and Commissioner Ted Floyd

1. Call to Order

Chairman Winchester stated that the June PC meeting will hold our annual election.

2. Set Agenda

Chairman Winchester stated that item 6.B. was added. There were no objections.

3. Staff Reports

Staff reviewed their reports and updated the commission on projects.

4. Citizen's Comments

There were no citizen comments.

5. Minutes Approval

5.A. Review the Minutes from the April 18, 2024, Planning Commission Meeting.

A motion was made by Commissioner George, seconded by Commissioner Searcy, that this Minutes be approved. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Preston George

SECONDER: Larry Searcy

Aye: Chairperson Winchester, Bullock, Commissioner Christenson, Hefner, Commissioner Searcy, Commissioner George, and Commissioner Armistead

Abstain: Vice Chair Rast, and Commissioner Floyd

6. Consent Agenda

Approval of the Consent Agenda

A motion was made by Vice Chair Rast, seconded by Commissioner Hefner, to approve the Consent Agenda, granting the requested waivers and subject to staff conditions. The motion carried by the following vote:

RESULT: APPROVED THE CONSENT AGENDA

MOVER: David Rast

SECONDER: Scott Hefner

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Hefner, Commissioner Searcy, Commissioner George, Commissioner Armistead, and Commissioner Floyd

Absent: Bullock

- 6.A.** A RESOLUTION TO APPROVE THE PURCHASE AND SALE AGREEMENT OF THE PROPERTY LOCATED AT 6485 CENTRAL PIKE, MT. JULIET, TN. LOCATED AT MAP 97, PARCEL 19.0, FOR SEVEN HUNDRED TWENTY-FIVE THOUSAND AND NO/100, (\$725,000.00) AND TO AUTHORIZE THE CITY MANAGER TO SIGN THE AGREEMENT AND CLOSE ON THE PROPERTY.

A motion was made by Vice Chair Rast, seconded by Commissioner Hefner, to
 **Positive Recommendation this Ordinance to the Board of Commissioners, due back on 6/10/2024. The motion carried by the following vote:

Enactment No: 33-2024

- 6.B.** A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO HAVE A PURCHASE AGREEMENT PREPARED TO PURCHASE APPROXIMATELY 4.31 ACRES OF COMMERCIAL PROPERTY BEING MAP 072I GROUP A, PARCELS 022.00, 019.00, 018.00 AND 017.00 FOR \$4 MILLION DOLLARS LOCATED AT THE CORNER OF N. MT. JULIET ROAD AND E. CALDWELL STREET

A motion was made by Vice Chair Rast, seconded by Commissioner Hefner, that this Ordinance be recommended for approval. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Scott Hefner

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Hefner, Commissioner Searcy, Commissioner George, Commissioner Armistead, and Commissioner Floyd

Absent: Bullock

Enactment No: 34-2024

- 6.C.** **Review the updates to The City of Mt. Juliet Stormwater Ordinance.

A motion was made by Vice Chair Rast, seconded by Commissioner Hefner, to
 **Positive Recommendation this Ordinance to the Board of Commissioners, due back

on 6/10/2024. The motion carried by the following vote:

- 6.D.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET RIGHT-OF-WAY AND ROADWAY KNOWN AS S. RUTLAND ROAD, BEING FOUND AT 2760 S. RUTLAND ROAD AND PROCEEDING EAST TO THE INTERSECTION OF BECKWITH ROAD FOR APPROXIMATELY 2,585 LINEAR FEET AND BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

A motion was made by Vice Chair Rast, seconded by Commissioner Hefner, to
**Positive Recommendation this Ordinance to the Board of Commissioners, due back on 6/10/2024. The motion carried by the following vote:

Enactment No: 2024-26

- 6.E.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET RIGHT-OF-WAY AND ROADWAY KNOWN AS LEESA ANN LANE, BEING FOUND AT 2722 LEESA ANN LANE AND PROCEEDING WEST TO THE DAVIDSON COUNTY LINE FOR APPROXIMATELY 150 LINEAR FEET AND BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

A motion was made by Vice Chair Rast, seconded by Commissioner Hefner, to
**Positive Recommendation this Ordinance to the Board of Commissioners, due back on 6/10/2024. The motion carried by the following vote:

Enactment No: 2024-27

- 6.F.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET THE PORTION OF ROADWAY AND RIGHT OF WAY LOCATED AT OLD LEBANON DIRT ROAD FROM CEDAR DRIVE (INTERSECTION IS ALREADY IN THE CITY LIMITS) TO THE EASTERN PROPERTY CORNER OF 5404 OLD LEBANON ROAD, IN WILSON COUNTY, TENNESSEE, AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

A motion was made by Vice Chair Rast, seconded by Commissioner Hefner, to
**Positive Recommendation this Ordinance to the Board of Commissioners, due back on 6/10/2024. The motion carried by the following vote:

Enactment No: 2024-28

- 6.G.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET THE PORTION OF ROADWAY AND RIGHT OF WAY LOCATED AT BENDERS FERRY ROAD ALONG THE FRONTAGE OF 87 BENDERS FERRY ROAD & FROM 273 BENDERS FERRY ROAD TO THE NORTHERN PROPERTY CORNER OF 479 BENDERS FERRY ROAD, IN WILSON COUNTY, TENNESSEE, AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

A motion was made by Vice Chair Rast, seconded by Commissioner Hefner, to
**Positive Recommendation this Ordinance to the Board of Commissioners, due back on 6/10/2024. The motion carried by the following vote:

Enactment No: 2024-29

- 6.H.** The Sewer Letter of Credit (423442200) for the Wash N' Roll Office Building, in the amount of \$19,725.00, can be released.

This Action Item was approved.

- 6.I.** The Development Letter of Credit (SLC00005446) for Kelsey Glen Ph. 5A, in the amount of \$72,124.39, can be released.

This Action Item was approved.

- 6.J.** The Development Letter of Credit (SLC00005532) for Kelsey Glen Ph. 5B, in the amount of \$118,370.59, can be released.

This Action Item was approved.

- 6.K.** Review the Site Plan for Divine Dental Prosthetics, located at 380 Nonaville Rd.

Planning and Zoning:

1. The Planning Commission granted a waiver to section 6-103.7: allowing for the use of 65% masonry and 35% secondary material. The majority of the secondary material is shown as Nickel gap siding is in less visible areas of the building. Brick shall be clay, baked and individually laid.
2. The dumpster enclosure shall address all the requirements of 6.103.7.7.
3. Wall mounted lighting fixtures shall be decorative in nature. Wal-paks are not permitted.
4. Bollards shall be painted black or a color complimentary to the building. Wheel stops are not allowed.
5. Poles and posts for lighting and signage shall be painted black, or a color complimentary to the building.
6. Provide additional pavement markings for pedestrian access and crosswalks in the parking lot.
7. Correct note #9 on sheet C2.00 in regards to roof mounted HVAC equipment, as all HVAC equipment is shown as ground mounted.
8. Provide enhanced landscape around ground mounted HVAC units for screening purposes.
9. Landscape plan comments are via separate cover and shall be addressed prior to submittal of construction plans.
10. Provide tree preservation plan. Existing trees and vegetation may be utilized towards the landscape buffer per code.
11. Sign plans shall be submitted under separate cover and will be reviewed by the Planning Department.
12. Elevation material details to include manufacturer and color schemes to be provided at the time of construction plan submittal.
13. Provide an accurate percentage chart for the variance requested on the elevation materials, as the variance and the chart substantially differ.

Engineering:

1. Preliminary drainage report under review. A comprehensive review of the drainage report will take place at the construction plan review.
2. Landscaping plans shall be approved prior to the approval of construction plans.
3. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
4. Sewer availability has been requested.
5. A construction patch detail will be provided at the construction plan review.
6. Pretreatment options shall be determined at construction plan review.

7. The type of on-site grinder system/pump station shall be specified at construction plan review.
8. Provide 6' sidewalk along Nonaville Road.
9. This development does not require a traffic study after review of screening form.
10. Provide turning movement analysis for City of Mt. Juliet Fire Apparatus.
11. Pedestrian crossings should be at 90 degrees to vehicular path to minimize crossing distance.
12. Show existing pavement markings on Nonaville Road on these plans.
13. The sight distance evaluation needs to be done for a three-lane section. Previous evaluation was submitted for a two-lane section. If mitigation measures are required upon review of the three-lane section sight distance analysis, staff and the developer shall come to an agreement on mitigation measures prior to the submittal of construction plans.
14. The following shall be further reviewed at construction plan phase:
 - C2.00, move the pedestrian walkway and internal crosswalk to run along the driveway.
 - C2.00, move the bicycle rake to not obstruct the pedestrian pathway.
 - C2.00, move the ADA van accessibility aisle to the southernmost parking space. Move the ADA ramp to be within the accessibility aisle.
 - L1.00, show the pedestrian path on the landscaping plan.

WWUD:

1. The service connection will change.

Wilson County School District:

1. No Comments Received.

This Action Item was approved granting requested waivers and subject to staff comments.

6.L. Review the Final Master Development Plan/ Site Plan for The Villages of Greenhill, located at 13506 Lebanon Rd.

Planning and Zoning:

1. All conditions of ordinance 2023-11 shall be adhered to.
2. Put developer information on the cover sheet.
3. Put City department and utility contact information on the cover sheet.
4. Signage to be reviewed via separate application to the Planning Department.
5. Brick shall be clay, baked and individually laid.
6. Stone shall be individually laid.
7. Identify the pool location and size per PMDP conditions in ordinance 2023-11.
8. The pavilion building shall include restroom facilities per PMDP conditions in ordinance 2023-11.
9. Provide the dimensions of the garages.
10. Preserve as many trees as possible, especially around the permitter, adjacent to the

- church and stream buffers, identify all of these locations on the landscape plans.
11. Landscape plan review comments are via separate cover, all comments shall be addressed prior to submittal of construction drawings.
 12. Commercial sites shall be graded and pad ready by the first residential CO. Construction of the first commercial building shall be above grade by the 86th CO and be completed prior to the issuance of the final residential CO. Construction on the second commercial building shall be above grade by the issuance of the final residential CO.
 13. All blasting shall be reduced from 2" per second to 1" per second. The charge shall be reduced to 50% of the state maximum. Certified letters shall be sent out to all property owners within 500' of the development property line informing those residences they are entitled to pre and post blasting inspections. The blasting monitor shall hold a contract with the general contractor not the blasting company.
 14. Provide heavy landscaping around all detention ponds.
 15. Provide sidewalk on both sides of all internal streets.
 16. Provide street lighting at the S. Greenhill Road entrance.
 17. Provide an additional bike rack near the overflow parking at the south side of the site.
 18. Identify all corner facades/end units as critical and include architectural elements to eliminate a black wall facing the street.
 19. Explain how the number of residents in note 17 was calculated.
 20. Provide additional parking near the amenities.
 21. Remove note #18 on sheet C2.00.

Engineering:

1. Previously approved PMDP/PUD conditions apply.
2. Landscaping plans shall be approved prior to the approval of construction plans.
3. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
4. Preliminary drainage report under review. A comprehensive review of the drainage report will take place at the construction plan review.
5. TDOT approval of site access point will be required.
6. Ordinance calls for raised crosswalks within the development for traffic calming. The detail for the raised crosswalk was provided. It was discussed at the OTR that two crosswalks on the main access road would be raised crosswalks. Locations are to be finalized at the construction plan review.
7. Ordinance states separate left and right turn lanes at both project exit points. This doesn't appear to be provided at the exit onto S. Greenhill Road.
8. Comments that will be further reviewed at the construction plan phase:
 - Notes 5 and 23 on Sheet C2.00 are the same.
 - Provide taper length calculations on C6.00.
 - A stop bar is shown on the left-turn lane on S. Greenhill Rd. at the site driveway. This stop bar is not needed.
 - The sidewalk along S. Greenhill Rd. is dimensioned as 6' wide but should be 10' wide path per PMDP conditions.
 - Include the ramps on the raised crosswalks on C2.00.

- Include a detail for raised crosswalks on C7.00.

WWUD:

1. Any proposed work on the east side of S Greenhill Road could impact the existing 20" water line.
2. Proposed water lines shown are not WWUD's design.
3. A commercial building is sitting on top of a water line. One will have to move.
4. Proposed headwalls shall be 10' from an existing water line.

There shall be 18" minimum vertical clearance between water lines and storm/sewer lines.

West Wilson Utility District:

1. No Comments Received.

This Action Item was approved granting requested waivers and subject to staff comments.

6.M. Review the Final Master Development Plan/ Site Plan for The Bluffs at Cedar Creek, located off Lebanon Rd.

Planning and Zoning:

1. Designate all end unit/corner facades as critical façades.
2. Provide a tree protection plan before submitting construction plans.
3. The mail kiosk shall be covered and well lit.
4. Landscape plan review comments are via separate cover and shall be addressed prior to submittal of construction drawings.
5. The commercial buildings shall be pad graded by the 1st residential CO, going vertical by the 100th CO and completed by the 180th CO, per pmdp conditions, add note to plans.
6. The amenity center shall be pad graded by the 1st residential CO, going vertical by the 100th CO and completed by the 180th CO, per pmdp conditions, add note to plans.
7. Blasting Restrictions, all blasting shall be reduced from 2 inches per second to 1 inch per second, reducing the charge by 50% from the state maximum. Certified letters shall be sent out to all property owners within 500 ft of the development's property line informing those residences they are entitled to pre and post blasting inspections. The blasting monitor shall hold a contract with the general contractor and not the blasting company.
8. The amenity center shall be completed by the 100th residential CO.
9. Per pmdp requirements garage doors shall be carriage style including windows. Garages shall comply with 5-104.4, including area, free & clear space requirements as well as inclusion of a bricked column separating parking bays. The elevations do not comply with this and do not match note 34 on sheet C2.00.
10. Amenity center approval is via a separate site plan submittal to the Planning Commission.
11. All preliminary master development plan requirements of ordinance 2023-53 shall be adhered to.
12. The mail kiosk label is in the wrong place on sheet C2.02.
13. Retaining walls shall be faced with brick or be constructed of segmental block.

14. Include city department contact information on the cover sheet.
15. Secondary façade material notes on the architectural sheets is incomplete, revise.

Public Works:

1. Previously approved PMDP/PUD conditions apply.
2. Landscaping plans shall be approved prior to the approval of construction plan review.
3. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
4. Preliminary drainage report under review. A comprehensive review of the drainage report will take place at the construction plan review.
5. The offsite improvements (outlined in the PMDP/PUD ordinance) at the Lebanon Rd./Mt. Juliet Rd. intersection shall be completed by the 25th C.O. No further C.O.s will be issued after the 25th C.O. until offsite improvements are completed.
6. FEMA Floodway and 100-year Floodplain shown in these plans. No development is allowed in the floodway. Any development occurring in Zone AE shall meet City requirements (floodplain permit) and obtain FEMA approval (CLOMR-F at a minimum).
7. Road F access will be for MJFD use only and will be gated in accordance with MJFD requirements.
8. TDOT approval is needed on Road A access point.
9. A signal modification plan will be required with the construction plan submittal.
10. Provide specific MUTCD sign numbers on the signal modification plan.
11. Comments that will be further reviewed at the construction plan phase:
 - Sheet C6.00, a dashed line is only needed between the northbound left-turn lanes. The additional line between the left-turn lane and the through lane can be removed.
 - C2.00, posted speed limit on Road A should be 25 mph.
 - C2.03, move the crosswalk on Road D to be in front of the stop bar at the intersection with Road B and Road E.
 - C6.00, show edge of pavement.
 - C6.00, install a R4-11 headed northbound north of the Kroger driveway.
 - C6.00, move the shared lane markings to the center of the lane.
 - C6.00, stripe the TWLTL through the unsignalized Kroger driveway.
 - L1.50, Trees shall not block sight distance from the driveway.
 - Sheet C2.01 shared left/right and right, no through movements provided?
 - Sheet C6.00. "Rework Existing Traffic Signals" is a vague statement. This will need to be addressed during the construction plan stage.
 - Sheet C6.00. Bike lanes should be indicated on the existing conditions.
 - Sheet C6.00. Additional signage at a minimum should be put in place for bicyclists if they are not truly going to get their own lane.
 - Sheet C6.00 An 8" dashed line should be placed through the intersection separating the dual left turns from the east bound approach.

WWUD:

- 1. There should be a water line on the north side of Lebanon Road which is not shown. This could change drainage.

If this is to be master metered the meter shall be at Highway 70.

Wilson County School District:

- 1. No Comments received.

This Action Item was approved granting requested waivers and subject to staff comments.

7. Annexation

- 7.A.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 77.76 ACRES, PROPERTY KNOWN AS YORKSHIRE ESTATES, LOCATED 1000 YORK ROAD, MAP 049, PARCEL 071.01, AND LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY.

A motion was made by Commissioner George, seconded by Chairperson Winchester, that this Ordinance be approved with the condition that if the PMDP should fail the annexation reverts back. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Luke Winchester

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Hefner, Commissioner George, Commissioner Armistead, and Commissioner Floyd

Nay: Commissioner Searcy

Absent: Bullock

Enactment No: 2024-32

8. Preliminary Master Development Plan

- 8.A.** AN ORDINANCE TO REZONE APPROXIMATELY 77.76 ACRES OF PROPERTY AT 1000 YORK ROAD, MAP 049, PARCEL 071.01 FROM WILSON COUNTY R-1 TO RS-40 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR YORKSHIRE ESTATES

Staff reviewed their reports and answered questions from the commission. Joe Haddix CSDG, 2305 Kline Ave, represented the project.

Hans Schlegle, 990 York Rd. spoke out against the development as proposed.

Don Eskew, 101 York Rd, spoke out against the project as presented.

Jennifer Eskew, 101 York Rd, spoke out against the project.

Greg Fast, 454 York Rd, introduced his Grandchildren. He is opposed to the

development.

David Howell, 1277 Liberty Chapel Rd spoke out against the development.

Nick Cunningham, 1145 Benders Ferry Rd, spoke out against the project.

Planning and Zoning:

1. Show an estimated development timeline by phase on the plans.
2. All requirements of the City's Subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission.
3. All requirements of 5-104, single family residential guidelines, shall be adhered to and shall include the garage area with appropriate free and clear space and garage bays separated via a masonry column with two separate carriage style garage doors. Provide evidence of how these regulations are met.
4. Mail kiosks shall be covered and well lit.
5. Decorative low maintenance fencing required should it be used.
6. Brick shall be clay, baked and individually laid.
7. Stone shall be individually laid.
8. Provide street light typical at Final Master Development Plan submittal.
9. All floodplain policies shall be adhered to.
10. Explain the plan for Lot 80 since it was noted there are no plans to include future R.O.W access on this lot. This is incongruent with the plans approved for the Benders Ferry subdivision.
11. Add an additional Pavilion alongside the playground in Phase 1.
12. Each amenity area shall be completed upon completion of its respective phase.
13. Provide farm style fencing along the Residential collector/York Road property line to enhance streetscape. Fencing shall be of a low maintenance material.
14. Clearly label all amenities.
15. Label walking trail width.
16. Correct the total acreage in overall project area summary.
17. For all wet ponds, please include lighted fountains.
18. Blasting Restrictions, all blasting shall be reduced from 2 inches per second to 1 inch per second, reducing the charge by 50% from the state maximum. Certified letters shall be sent out to all property owners within 500 ft of the development's property line informing those residences they are entitled to pre and post blasting inspections. The blasting monitor shall hold a contract with the general contractor and not the blasting company.
19. Extend the type A-3 Landscape buffer along the entire Southern perimeter and extend the type A-1 landscape buffer around the perimeter of Lot 80.
20. The existing Moss Farm Development inset on sheet C1.00 does not reflect approved development plans for the Moss Farm Development.
21. Include an acknowledgement of the City of Mt. Juliet Police Department firing range to the immediate south of the property requirement in the covenants and restrictions over the development for each home or lot purchased.
22. The Planning Commission granted a variance to 5-104.1, Elevation Materials - 50% brick and/ or stone with the remaining 50% being a mix of masonry and cement board

siding.

23. The Planning Commission granted a variance to 5.103a, Setbacks - Required at 30' front, 20' rear, 20' sides and 15' corner with the request for 25' front, and 10' sides.
24. The Planning Commission granted a variance to 5.103a, Maximum lot coverage - Required at 25%, request is for 40%.
25. The Planning Commission granted a variance to 4.103: Roadway speeds - All roads to be designed and posted at 25 mph.
26. The Planning Commission did not grant a waiver to 5-104.4: Access Streets and lots are not allowed to have front entry garages.
27. The Planning Commission granted a waiver to 5.104.4: Collector Road Lots allowed to have side entry garages.
28. The Planning Commission granted a variance to 4-102.104: Request to Disturb slopes that are greater than 20% within lots in cut conditions only. No fill will be allowed in this condition. These lots will be noted as critical lots.
29. Base zoning shall be RS-40 PUD

Engineering:

1. Stormwater: Provide a Hydrologic Determination Study to Engineering/Stormwater Departments at FMDP.
2. Existing slopes equal to or greater than 20% shall not be within a proposed building envelope.
3. If wet ponds are used, aeration shall be provided.
4. All proposed roads shall meet City of Mt. Juliet design standards.
5. No onsite grinder systems or step systems will be allowed for this development.
6. All sidewalks, trails, curb ramps, and crosswalks shall meet ADA compliance.
7. Any improvements to the county portion of York Road are subject to review and approval by the Wilson County Road Commission. The developer shall provide correspondence from the Wilson County Road Commission that the plan was reviewed at the time of construction plan review.
8. Staff does not support street facing garages along access streets. Staff will support side entry garages for these lots.
9. Staff supports roads to be designed and posted at 25mph.
10. Staff supports request to disturb slopes exceeding 20% in a cut condition only. No fill shall be allowed within these slope conditions.
11. The entire section of roadway from lots 46-55 should be labeled as an Access Street. The transition to Access Lane shall not occur until after the main 4-way intersection shown.
12. The internal 4-way intersection shall be constructed as a roundabout. The developer shall submit a 4-way stop warrant analysis at the central internal intersection FMDP if this traffic control is pursued.
13. A finalized TIS shall be submitted at FMDP submittal.
14. Crosswalks shall be provided on all approached on the central intersection regardless of control type.

WWUD:

1. The Water lines shown are not WWUD’s Design.
2. WWUD will serve.

Wilson County School District:

1. No Comments Received.

A motion was made by Commissioner George, seconded by Chairperson Winchester, that this Ordinance be recommended for approval subject to staff comments. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Luke Winchester

Aye: Chairperson Winchester, Commissioner Christenson, Hefner, Commissioner George, and Commissioner Floyd

Nay: Vice Chair Rast, Commissioner Searcy, and Commissioner Armistead

Absent: Bullock

Enactment No: 2024-33

- 8.B.** AN ORDINANCE TO REZONE APPROXIMATELY 11.67 ACRES OF PROPERTY AT 1919 NORTH MT. JULIET ROAD, MAP 072P, GROUP A, PARCEL 014.00 FROM CRC AND CTC TO CTC PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR EVERETTE DOWNS MIXED USE
 Staff reviewed presented their reports tot he Planning Commission.

Commissioner Hefner in support of the 1.5 parking spaces per unit for the multifamily portion of the development.

Chairman Winchester, stated he would like to see some additional visitor parking in the multifamily portion of the development.

Bill Robinson, 1614 Tate Ln, announced that Sprouts will be the large tenant on the site

Joe Haddix, CSDG, 2305 Kline Ave, represented the project.

Planning and Zoning:

1. Remove concrete walkways from the list of improved open spaces (10% min. improved opens space shall be maintained).
2. Provide the area of each residential building.
3. Work with staff on orientation of commercial buildings fronting N. Mt. Juliet Rd.
4. All requirements of the City’s Subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission.
5. The 5-104.1 and 4-114 Multifamily Regulations shall be adhered to, excepting any waivers approved by the Board of Commissioners.
6. All requirements of 6-107.3 shall be met, excepting any waivers approved by the Board of Commissioners.

7. HVAC and utility equipment shall be screened entirely from horizontal view via parapet walls for all buildings.
8. Wall mounted utility meters shall be screened with brick/stone screen walls or painted to match the building façade.
9. Decorative low maintenance fencing is required wherever fencing is to be used.
10. Brick shall be clay, baked and individually laid.
11. Stone shall be individually laid.
12. Vinyl and metal shall not be permitted as secondary materials.
13. Wet detention ponds shall include fountains.
14. Provide black powder coated cart corrals.
15. Parking lot lighting shall be decorative, mounted to black poles.
16. Wall mounted exterior lighting fixtures shall be decorative.
17. Revise lot 3 data table to include retail under the proposed use.
18. All building facades which face NMJR shall be treated as front facades.
19. Signage to be reviewed and approved via a separate application to the Planning Department.
20. The Planning Commission granted a variance to 6-103.7 Allow for 65% masonry, 35% secondary materials on all facades allowed.
21. The Planning Commission granted a variance to 5-104.1 Parapet screened rooftop HVAC units for the multi-family buildings allowed.
22. The Planning Commission granted a variance to 5-104.1 Allowed to omit the multifamily perimeter fence.
23. The Planning Commission granted a variance to 5-104.1 Allow for 65% masonry, 35% secondary materials on all facades.
24. The Planning Commission granted a variance to 5-104.1 Allowed to omit a tot lot.
25. The Planning Commission granted a variance to 5-104.1 Allowed building separation of 20', buildings will be sprinkled.
26. The Planning Commission granted a variance to 5-104.1 Allow for 1.5 parking spaces per multi family unit but required additional visitor parking.
27. The Planning Commission granted a variance to 10-111 allowing to omit the landscape buffer between residential and commercial areas of the PUD but require enhanced landscaping in this area in lieu of the buffer.
28. The Planning Commission granted a variance to 6-102 Allowing a minimum of 10,000sf for the grocery store use in lieu of 20,000sf.
29. The Planning Commission granted a variance to Article 11 Signage as shown on the PMDP plans. Required to relocate the monument sign on lot 2 to the far northwestern corner to allow adequate line of sight distance due to the pylon being on the same lot.
30. The Planning Commission granted a variance to 10-111 allowing for a 10' wide buffer around the PUD in lieu of the required 20' buffer.
31. The Planning Commission granted a variance to 5-103 & 6-103 Allowing up to 80% impervious surfaces for the entire PUD.
32. The Planning Commission granted a variance to 6-103.7 Allowing standing seam metal roofs on the structure on lot 3.

Engineering:

1. Replace and upgrade the sidewalk along NMJR (N. Mt Juliet Road) to 6' wide.
2. All sewer main (minus laterals) shall be public and within a 20' easement.
3. If wet ponds are constructed, provide aeration.
4. All sidewalks, trails, curb ramps, and crosswalks shall meet ADA compliance.
5. Provide a cross-access easement to the northern property line from the site access point. Cross-access easement shall be recorded prior to construction plan approval.
6. The current plan proposes a single access point onto NMJR. If additional access points are proposed, access management modifications to NMJR will be required.
7. Previous plans for this development required a traffic signal at the project access along NMJR. This is not shown in this set of plans. Traffic signal shall meet design guidelines of TDOT and the City. Access to NMJR is subject to approval by TDOT.
8. The traffic signal design shall include connection to the City's designed ITS system on NMJR. Coordinate with the City during traffic signal design for the fiber connection.
9. The intersection design of the single access point on NMJR shall include a northbound right turn deceleration lane. Intersection design shall reflect the findings and recommendations of the traffic impact study (TIS) for this location. TIS recommendations shall include the necessary laneage at this location (i.e. double left and right turn lanes for exiting traffic onto NMJR) by the FMDP. The sight distance analysis shall be included with the TIS.
10. ADA compliant ramps are required for all buildings.
11. Crosswalks should be at 90 degrees to minimize the crossing distance, not angled across the parking lot.
12. Extend pedestrian infrastructure to connect to the adjacent property to the north.
13. Review commercial building orientation along NMJR to face NMJR with vehicular access in the rear of the buildings.
14. Outparcel land uses are not yet fully defined. TIS shall represent the most conservative/highest possible tenant.
15. Provide turning movement analysis for City of Mt. Juliet Fire Apparatus and a WB-50 vehicle. Access appears to be challenging to navigate to the grocery store loading dock.
16. Internal pedestrian circulation to be evaluated at FMDP.
17. Staff supports request to disturb slopes exceeding 20% in a cut condition only. No fill shall be allowed within these slope conditions.
18. A traffic signal design plan will be required with the construction plans.
19. Provide taper length calculations for the right-turn deceleration lane on NMJR.
20. Specify on Sheet C2.00 if the main access driveway is a two-lane or three-lane section.
21. Shift the parking on the westerly edge of lot 3 to make the crosswalk perpendicular and the parking spaces aligned on both sides of the aisle.

West Wilson Utility District:

1. Having discussions with the Engineer on how to best serve this development.
2. WWUD will serve.

Wilson County Schools:

1. No Comments Received.

A motion was made by Commissioner Hefner, seconded by Commissioner Armistead, that this Ordinance be recommended for approval subject to staff comments. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Scott Hefner

SECONDER: Linda Armistead

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Hefner, Commissioner Searcy, Commissioner George, Commissioner Armistead, and Commissioner Floyd

Absent: Bullock

Enactment No: 2024-34

8.C. AN ORDINANCE TO REZONE APPROXIMATELY 0.48 ACRES OF PROPERTY AT 2190 N. MT. JULIET ROAD, MAP 072I, GROUP C, PARCEL 011.00 FROM CTC TO CNS PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN 2190 NMJR CONVENIENCE STORE

Staff presented their reports to the Planning Commission.

Teague with LI Smith & associates out of Nashville represented the project and requested a 1 meeting deferral.

This Ordinance was deferred to the Planning Commission due back on 6/20/2024

RESULT: DEFERRED

9. Adjourn

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

RESULT: APPROVED

MOVER: David Rast

SECONDER: Rebecca Christenson

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Hefner, Commissioner Searcy, Commissioner George, Commissioner Armistead, and Commissioner Floyd

Absent: Bullock

****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