



Mt. Juliet, Tennessee

Planning Commission

Agenda

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

Thursday, November 21, 2024

6:30 PM

Commission Chambers

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

Resources: Jon Baughman, City Planner, Jill Johnson, Planner I, Shane Shamanur, Director of Engineering, Samantha Burnett - City Attorney

- 1. Call to Order**
- 2. Set Agenda**
- 3. Staff Reports**
- 4. Citizen's Comments**
- 5. Minutes Approval**
 - 5.A.** Review the Minutes from the October 17, 2024, Planning Commission Meeting.
- 6. Consent Agenda**
 - 6.A.** Appoint Taylor Murray as Planning Commission Secretary.
 - 6.B.** Review the Mass Grading Plan for Outside the Box Ph. 2, located off Meb Court and Lebanon Road.
 - 6.C.** Review the Final Plat for Silver Springs Phase 6, located off Karen Drive.
 - 6.D.** Review the Final Plat for Willow Landing Phase 3, located off Mays Chapel Road.
 - 6.E.** Review the Final Plat Modification of Legacy Pointe at Golden Bear Lot 9, located at 1440 and 1454 Rutland Drive.
 - 6.F.** **Review the Annexation and Plan of Services for the City Property located at 2460 Old Lebanon Dirt Road.
 - 6.G.** **Review the Annexation and Plan of Services for the property located at 1191 Nonaville Road.

- 6.H. ****Review the abandonment of a portion of the existing ROW located off Rutland Road near Golden Bear Gateway.**
- 6.I. ****Review the Ordinance to repeal Ordinance 2015-09 and Ordinance 2016-02 in their entirety to encourage hotel development.**
- 6.J. ****Review the 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, to define "Hotels and Motels" in section 6-102, uses and structures.**

7. Preliminary Plat

- 7.A. Review the Preliminary Plat for McFarland Farms Ph. 1A, 1B, and 2, located off Old Lebanon Dirt Road

8. Site Plans / Final Master Development Plans

- 8.A Review the Site Plan for Fifth Third Bank, located off Golden Bear Gateway and Volunteer Boulevard.
- 8.B. Review the Site Plan Modification for Legacy Pointe Retail, located at 1440 & 1454 Rutland Drive.
- 8.C. Review the Final Master Development Plan/Site Plan for Golden Bear Retail Center, located at 1995 Golden Bear Gateway.

9. Adjourn

****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.**



Mt. Juliet, Tennessee

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

Staff Report

File #: 0938

Agenda Date: 11/21/2024

Agenda #: 5.A.

Title:

Review the Minutes from the October 17, 2024, Planning Commission Meeting.



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

Resources: Jon Baughman, City Planner, Jill Johnson, Planner I, Shane Shamanur, Director of Engineering, Sam Burnett - City Attorney

1. Call to Order

David Rast gave an update on T Dot committee

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

Absent Commissioner Scott Hefner, and Commissioner Ted Floyd

2. Set Agenda

Chairman Winchester set the agenda and requested that items 7A, 7B, 7C, 7D, 10A and 10B be moved to Consent Agenda. 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

Commissioner George stated that item 7A had no vote box on the Minutes and needed to be added.

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

RESULT: APPROVED
MOVER: Preston George
SECONDER: Rebecca Christenson

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

Absent: Bullock, Commissioner Hefner, and Commissioner Floyd

5.A. Review and Adopt the Minutes from the September 19, 2024, Planning Commission Meeting.

6. Consent Agenda

Staff went over the reports and answered questions from the commission. There were no citizen comments. Chairman Winchester closed the Planning Commission Meeting and opened a public hearing. Chairman Winchester closed the public hearing and opened the Planning Commission Meeting.

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

RESULT: APPROVED

MOVER: Larry Searcy

SECONDER: Linda Armistead

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, and Commissioner Armistead

Absent: Bullock, Commissioner Hefner, and Commissioner Floyd

Abstain: Chairperson Winchester

6.A. The Development Letter of Credit (S203016) in the amount of \$79,687.53 for Carriage Trail Phase 3 can be released.

6.B. Review and Adopt the 2025 Annual Planning Commission and Board of Zoning Appeals Submittal Calendars.

6.C. Review the Site Plan for the Mt. Juliet Fire Station Number 3, located at 4370 Old Lebanon Dirt Road.

Planning and Zoning:

1. All wall lighting shall be decorative in nature, and wall packs are not permitted.
2. Wall mounted utility and meter equipment shall be painted to match the façade.
3. Parking lot lighting shall include decorative fixtures on black poles.
4. Wheel stops are not permitted.
5. The four rail horse fence at the South end of the property shall be constructed of low maintenance materials.
6. All landscape plan comments shall be addressed prior to submittal of construction drawings to Public Works.

Public Works:

1. Roof drains shall be utilized and tie into the stormwater piping system.
2. City staff has requested sewer availability for the sewer capacity analysis.
3. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place during construction plan review.
4. Landscaping plans shall be approved prior to the approval of construction plan review.

5. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
6. Utilize alternate stormwater collection in lieu of using trench drains due to long term maintenance concerns.
7. Use TDOT endwalls for the culvert in the ROW.
8. ADA spaces shall be at least 9' wide. The spaces shown on the plan and the standard detail provided must match.
9. Provide a street type driveway. Include a sufficient radius to turn a fire truck into the eastbound lane without crossing into the opposing lane.
10. Provide ADA compliant curb ramps at the crosswalk.
11. Sight distance is to be measured by the City prior to the October 2024 Planning Commission meeting. Additional measures may be required if sufficient sight distance is not available.
12. The crosswalk to access the front of the building shall cross the drive aisle perpendicular to the path of vehicular travel.
13. The standard details for sidewalk with turndown curb and extruded curb shall be updated to City standards.
14. Signs shall be posted at 7'.
15. Remove the concrete walk detail on Sheet C4.01.

West Wilson Utility District:

1. The design engineer should work with WWUD as the project progresses.

Wilson County Schools:

1. No Comments Submitted

6.D. Review the Site Plan for The Benders Ferry Subdivision Amenities, located at 771 Benders Ferry Rd.

Planning and Zoning:

1. Provide additional shaded areas, such as sail shades at the Playground area.
2. Provide details of fencing to be located around the perimeter of the playground areas.
3. Reduce light bleed to 0.5 f/c or less at all property lines.
4. Identify the location of all HVAC and utility equipment and how it is to be screened from horizontal view.
5. All conditions of preliminary master development plan approval, Ordinance 22-47 shall be adhered to.

Public Works:

1. Roof drains from the amenity center shall be subsurface and connect to the storm system.
2. The pool shall drain into the storm system.

3. Landscaping plans shall be approved before construction plans are approved.
4. Provide a drainage report for preliminary review by the second submittal to remain on the October 2024 Planning Commission.
5. Dimension the drive aisle.
6. All driveways shall conform to the City of Mt. Juliet standard detail ST-314 for commercial driveways.
7. Provide ADA compliant curb ramps.
8. If project is approved, submit a digital copy of the plans and drainage report to Engineering for construction plan approval

West Wilson Utility District:

1. The water lines shown are not WWUD's design including fire hydrant locations. This project has not been designed by WWUD at this time.
2. Waterlines will be installed 5' on private property. There shall be no storm structures within 10' of the water line.
3. The fire hydrant shown on the playground amenity are not WWUD's design. Someone is taking a lot of liberties in the placement of the fire hydrants.
4. Water line casings maybe required due to crossing angle of the storm line.
5. The light poles shall not be within 10' of the water line.

Wilson County Schools:

1. No comments submitted.

6.E. Review the Site Plan for Texas Roadhouse, located at 145 Bear Crossing.

Planning Department:

1. All poles, posts and bollards shall be painted black or a color complimentary to the building façade, not yellow nor red. Channel posts and wheel stops are prohibited.
2. Landscape plans shall be addressed prior to the submittal of construction plans. Verify the location of the trees in the streetscape do not encroach into utility easements.
3. Signage to be reviewed under a separate application to the Planning Department.
4. All requirements of the commercial design guidelines, 6.103.7, shall be adhered to.

Public Works:

1. Roof drains shall be utilized and tie into the stormwater piping system.
2. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place during construction plan review.
3. 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.
4. Install a 10' multiuse path and related appurtenances (i.e. striping, signage, pedestrian signals, etc.) along the Golden Bear Gateway property frontage in the ROW. The multiuse path shall terminate at the refuge island at the westbound I-40 onramp.

5. Landscaping plans shall be approved prior to the approval of construction plan review.
6. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
7. The dumpster shall drain into the storm collection system with appropriate BMPs.
8. The sidewalk along the building shall be at least 7' wide.
9. The sidewalk along Rutland Drive shall extend to the multiuse path.
10. If project is approved, submit a digital copy of the plans and drainage report to Engineering for construction plan approval

West Wilson Utility District:

1. Need to move light pole out of WWUD easement.
2. Need to move trees off the water line.
3. Add the note for the fire hydrant near the retaining wall. "If the thrust block for the fire hydrant is to be disturbed coordinate with West Wilson Utility District about rolling the fire hydrant to the other side of the main and installing new thrust blocks."
4. There shall be no part of the retaining wall including foundation within 10' of the water main.

Wilson County Schools:

1. No Comments Submitted

6.F. Review the Final Plat for the Polecat Road Project - Crabtree, located at 87 Polecat Road.

Planning and Zoning:

1. No Comments Submitted

Engineering Comments:

1. Polecat Road is not within the City limits, so the final plat shall conform to County plat certificates.

WWUD Comments:

1. In discussions with the engineer on this project.

Wilson County Schools:

1. No Comments Submitted

6.G. Review the Final Plat for the Polecat Road Project - Stahl, located at 1706 Mays Chapel Road.

Planning and Zoning:

1. No Comments Submitted

Engineering Comments:

1. Polecat Road is not within the City limits, so the final plat shall conform to County plat certificates.

WWUD Comments:

In discussions with the engineer on this project

Wilson County Schools:

1. No Comments Submitted

6.H. Review the Final Plat for the Polecat Road Project - Velinov, located at 1630 Mays Chapel Road.

Planning and Zoning:

1. No Comments Submitted

Engineering Comments:

1. Polecat Road is not within the City limits, so the final plat shall conform to County plat certificates.

WWUD Comments:

In discussions with the engineer on this project

Wilson County Schools:

1. No Comments Submitted

6.I. Review the Final Plat for the Revision of Lots 23 & 24 of Maple Crossing Phase 1, located at 218 Argea Drive.

Planning and Zoning:

1. No comments submitted.

Engineering Comments:

1. Ensure all plat certificates match verbiage from the Land Development Code. Signing of the plat can be delayed and final plat returned to applicant for revision if verbiage does not match the Code.

WWUD Comments:

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

Wilson County Schools:

1. No comments submitted.

6.J. Review the Final Plat for Golden Gateway Lots 2 & 5, located at 1201 Rutland Drive.

Planning and Zoning:

1. No comments.

Public Works:

1. 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.

Wilson County Schools:

1. No comments.

West Wilson Utility District:

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

6.K. Review the Final Plat for Walton’s Grove Ph. 7A located on Kilkenny Way.

Planning and Zoning:

1. All signatures shall be obtained prior to bringing the final plat to the Planning Department for recording.

Public Works:

1. The 10’ multi-use path is to be constructed before the signing of the final plat.
2. All punch list items from Public Works must be completed prior to Public Works signing of the plat.
3. 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.
4. The surveyor shall sign the plat.
5. Complete Note #13.

West Wilson Utility District:

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

Wilson County Schools:

1. No Comments Submitted

6.L. Review the Final Plat for the MWAM Subdivision, located at 9911 Central Pike.

Planning and Zoning:

1. Provide a letter From Wilson County stating compliance with their zoning regulations prior to recording the final plat.
2. Correct the language in the “approval for recording” signature block.
3. Provide a sidewalk on both sides of Wright Branch Ct. and along the Central Pike frontage per the City’s subdivision regulation requirements.

Public Works:

1. Add Mt. Juliet in addition to Wilson County in Note #9.

WWUD Comments:

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

Wilson County Schools:

- 1. No comments submitted.

6.M. **Review the Rezone Recommendation from R-1 to C-3 for 4507 & 4511 Central Pike to Wilson County Planning.

Planning & Zoning:

- 1. No comment.

Public Works:

- 1. No comment.

Wilson County Schools:

- 1. No comment.

West Wilson Utility District:

- 1. No comment.

This Ordinance was negative recommendation.

RESULT: NEGATIVE RECOMMENDATION

6.N. AN ORDINANCE TO REZONE THE PROPERTY LOCATED 434 NONAVILLE ROAD, APPROXIMATELY 1.48 ACRES, MAP 053, PARCEL 053.00, FROM RS-40 TO CNS.

Planning and Zoning:

- 1.No comments.

Public Works

- 1.No Comments

Wilson County Schools:

- 1. No comments.

West Wilson Utility District:

- 1. No comments.

Wilson County Schools:

- 1.No Comments

This Ordinance was **Positive Recommendation.to the Board of Commissioners due back on 10/28/2024

RESULT: **POSITIVE RECOMMENDATION

7. Final Master Development Plan

7.A Review the Final Master Development Plan for Bradshaw Farms Phase 4, located off Vanner Road and Beckwith Road.

Chairman Winchester that items 8A and 9A be heard as 1 voting item, there were no objections. Staff went over their reports and answered questions from the commission.

Planning and Zoning:

1. Landscape plans shall be fully approved before submittal of construction drawings to Public Works.
2. Provide future road connection signs where appropriate.
3. All wet detention ponds shall be aerated and lit.
4. Label all end units as critical façade lots.
5. Identify the location of the pavilion on subsequent submittals.
6. All conditions of ordinance 2020-05 shall be adhered to.
7. Provide an architect seal and signature on the elevation sheets on subsequent submittals.
8. All elevations are labeled villas. Label the cottage units as such.
9. Future amenity areas are subject to site plan review at a future time.

Public Works:

1. Previous PUD/FMDP conditions apply.
2. A letter of approval from West Wilson Utility District will be needed prior to construction plan approvals are issued from Public Works.
3. The use of individual grinder systems is under further review. If the use of individual grinder systems is approved, the developer shall provide the City Utilities Department one spare grinder system for inventory for each one installed. If the use of individual grinder systems is not approved, then a regional pump station shall be construction by the developer to City specifications.
4. The drainage report is under preliminary review. Comprehensive review of the drainage report shall take place at construction plan review.
5. Landscaping plans shall be approved prior to construction plan review.
6. The turning profiles indicate that backing out of perpendicular parking spaces on the alleys will be impossible if the adjacent spaces are occupied. A wider section will be required for alleys with parking.
7. Turning profiles show that fire trucks would need to mount curbs to make turning movements to and from the alleys. Increase the corner radii as needed. The median island between Alley D, E, and F shall be reconfigured to improve fire access.
8. The parking spots on Alley I must be at least 35' from the right-of-way line to Road H.
9. The curb on all proposed median islands within the public right-of-way shall be TDOT RP-VC-10 detached vertical curb.
10. Install a channelization island at the intersection of Alley E and Alley D.
11. The HOA is responsible for maintaining and mowing the median islands within the development.
12. Install curb extensions on Road I to transition from the section with and without the median. No parking shall be permitted in the transitional section.

- 13. No section of parallel parking shall exceed 200'. Any stretch exceeding this shall be bisected with a curb extension.
- 14. Speed limit signs shall be installed on Roads I and G.
- 15. Temporary Dead-End signs shall be installed at the southern end of Road G.
- 16. The roadway profile for Road G must include the proposed grade of the roadway. Grades are not currently included on the roadway profiles on Sheets R2.0 and R2.1. This shall be included with the construction plan set when submitted for review.
- 17. A sight distance profile is required at construction drawings for the intersection of Alley J and Road G.
- 18. Pavement markings are not required on Access Lanes and Access Streets. Requirements for width, grade, and location of pedestrian crossings remain the same with or without marked crosswalks.
- 19. All-Way plaques are required at the intersection of Road H and Road I.
- 20. An all-way stop is not warranted at the intersection of Road C and Road G. The eastbound approach shall be the only stop-controlled approach.
- 21. On C8.0, ST-313 and ST-210 are out of date. Please revise with the most recent details and update designs as needed.
- 22. On R10.0. remove reference to 24" curb and gutter. All curb and gutter shall match ST-200.
- 23. Staff supports the bulk grading plan.
- 24. Revise all sheets to state MT. JULIET instead of MOUNT JULIET.
- 25. Update the revision block for each submittal.

West Wilson Utility District:

- 1. Waterlines shown are not WWUD's design.

Wilson County Schools:

- 1. No Comments Submitted

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

RESULT: APPROVED

MOVER: David Rast

SECONDER: Linda Armistead

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

Nay: Commissioner George

Absent: Bullock, Commissioner Hefner, and Commissioner Floyd

8. Preliminary Plat

8.A. Review the Preliminary Plat for Bradshaw Farms Phase 4, located at Vanner Road and Beckwith Road.

Staff went over their reports and answered questions from the Commission.

Planning and Zoning:

1. Landscape plans shall be fully approved before submittal of construction drawings to Public Works.
2. Provide future road connection signs where appropriate.
3. All wet detention ponds shall be aerated and lit.
4. Label all end units as critical façade lots.
5. Identify the location of the pavilion on subsequent submittals.
6. All conditions of ordinance 2020-05 shall be adhered to.
7. Provide an architect seal and signature on the elevation sheets on subsequent submittals.
8. All elevations are labeled villas. Label the cottage units as such.
9. Future amenity areas are subject to site plan review at a future time.

Public Works:

1. Previous PUD/FMDP conditions apply.
2. A letter of approval from West Wilson Utility District will be needed prior to construction plan approvals are issued from Public Works.
3. The use of individual grinder systems is under further review. If the use of individual grinder systems is approved, the developer shall provide the City Utilities Department one spare grinder system for inventory for each one installed. If the use of individual grinder systems is not approved, then a regional pump station shall be construction by the developer to City specifications.
4. The drainage report is under preliminary review. Comprehensive review of the drainage report shall take place at construction plan review.
5. Landscaping plans shall be approved prior to construction plan review.
6. The turning profiles indicate that backing out of perpendicular parking spaces on the alleys will be impossible if the adjacent spaces are occupied. A wider section will be required for alleys with parking.
7. Turning profiles show that fire trucks would need to mount curbs to make turning movements to and from the alleys. Increase the corner radii as needed. The median island between Alley D, E, and F shall be reconfigured to improve fire access.
8. The parking spots on Alley I must be at least 35' from the right-of-way line to Road H.
9. The curb on all proposed median islands within the public right-of-way shall be TDOT RP-VC-10 detached vertical curb.
10. Install a channelization island at the intersection of Alley E and Alley D.
11. The HOA is responsible for maintaining and mowing the median islands within the development.
12. Install curb extensions on Road I to transition from the section with and without the median. No parking shall be permitted in the transitional section.
13. No section of parallel parking shall exceed 200'. Any stretch exceeding this shall be bisected with a curb extension.
14. Speed limit signs shall be installed on Roads I and G.
15. Temporary Dead-End signs shall be installed at the southern end of Road G.
16. The roadway profile for Road G must include the proposed grade of the roadway. Grades are not currently included on the roadway profiles on Sheets R2.0 and R2.1.

- This shall be included with the construction plan set when submitted for review.
17. A sight distance profile is required at construction drawings for the intersection of Alley J and Road G.
 18. Pavement markings are not required on Access Lanes and Access Streets. Requirements for width, grade, and location of pedestrian crossings remain the same with or without marked crosswalks.
 19. All-Way plaques are required at the intersection of Road H and Road I.
 20. An all-way stop is not warranted at the intersection of Road C and Road G. The eastbound approach shall be the only stop-controlled approach.
 21. On C8.0, ST-313 and ST-210 are out of date. Please revise with the most recent details and update designs as needed.
 22. On R10.0. remove reference to 24” curb and gutter. All curb and gutter shall match ST-200.
 23. Staff supports the bulk grading plan.
 24. Revise all sheets to state MT. JULIET instead of MOUNT JULIET.
 25. Update the revision block for each submittal.

West Wilson Utility District:

1. Waterlines shown are not WWUD’s design.

Wilson County Schools:

1. No Comments submitted

This Action Item was approved with conditions.

RESULT: APPROVED
MOVER: David Rast
SECONDER: Linda Armistead

9. Annexation, Plan of Services, PMDP, PUD Amendment

9.A. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 19.64 ACRES, PROPERTY KNOWN AS ROSEMONT, LOCATED 1826 BENDERS FERRY ROAD, MAP 049, PARCEL 015.07, AND LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY.

Staff went over their reports and answered questions from the commission. Buddy Sanford, 1600 Benders Ferry Rd, asked questions concerning traffic. Cherie Akers, Barge Design, represented the project. Chairman Winchester made a positive recommendation for approval subject to the approval of the Preliminary Master Development Plan at the Board of Commissioners.

Planning and Zoning:

1. Waivers are subject to Planning Commission and Board of Commissioners approval.
2. All requirements, excepting any waivers granted, of 5-104.4 shall be adhered to.
3. Signage to be reviewed via separate application to the Planning Department.

4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. Provide CCR's for review.
7. All garage doors shall be carriage style or the like, separated with bricked column.
8. Identify all critical façade lots on the FMDP.
9. Pending PMDP approval, more defined passive amenities may be required with the FMDP, such as walking trails around the green/open space area.
10. A type "A" landscape buffer will be required by code. All landscape buffers shall be located in common open space and not on the lots and maintained by the HOA if applicable.
11. Provide decorative street lighting at the entrance to the subdivision.
12. Include Planning Contact information on future submittals.

PW Comments:

1. Staff supports request to disturb slopes exceeding 20% in a cut condition only. No fill shall be allowed within these slope conditions.
2. Existing steep slopes (>20%) shall not be permitted within a building envelope, per the Land Development Code.
3. All sewer shall be public and contained within a 20' easement.
4. If wet ponds are used, aeration shall be provided.
5. The proposed road shall meet City of Mt. Juliet standards for an Access Street including 55' of right-of-way on any two way segment.
6. No onsite grinder systems or step systems will be allowed for this development.
7. PMDP shall be signed, stamped, and dated by the engineer of record.
8. Any improvements to Benders Ferry Road are subject to review and approval by the Wilson County Road Commission. The developer shall provide correspondence from the Wilson County Road Commission to the City that the plan was reviewed at the time of construction plan review.
9. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
10. Landscaping plans shall be approved prior to construction plans approval.
11. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
12. Staff requests this development be served by private roads. If the development prefers public streets, they shall connect to the adjacent Treymor subdivision and be two-way streets. Staff will coordinate alignment as the development progresses.
13. The sidewalk along Benders Ferry Road shall be located outside the public ROW and shall be maintained by the HOA.
14. A sight distance profile or measurement shall be provided as part of the transportation safety review. The profile provided is insufficient as it does not account for vertical curves.

- 15. Staff supports variance request #1 for front loading garages onto an access street on the one-way portions only.
- 16. Staff supports variance request #2 to exceed the allowable number of units on a cul-de-sac only if the pavement width meets or exceeds 20 feet including gutter.
- 17. The cul-de-sac as shown exceeds allowable length.
- 18. Provide turn arounds between the first and second median. If turn arounds cannot be provided, connect these medians.
- 19. If amenity space is provided within the median, sidewalks and ADA compliant pedestrian crossings will be required to access the space.
- 20. All sidewalks, crosswalks, curb ramps, and trails shall be ADA complaint.
- 21. All driveways shall conform to TDOT’s Highway Systems Access Manual (HSAM) and City of Mt. Juliet standards.
- 22. Right-of-way shall be dedicated to match a minor collector. This right-of-way width shall be at least 37.5’ from centerline to the edge of right-of-way.
- 23. The turnaround road must meet City standards for an access lane including sidewalks on both sides.
- 24. Utilize the revision block as plans are revised.

WWUD Comments:

WWUD and the Engineer are working to determine best way to service the project

Wilson County Schools:

- 1. No Comments Submitted

A motion was made by Chairperson Winchester, seconded by Commissioner Armistead, that this Ordinance be approved. The motion failed by the following vote:

RESULT: **NEGATIVE RECOMMENDATION

MOVER: Luke Winchester

SECONDER: Linda Armistead

Aye: Chairperson Winchester, and Commissioner Armistead

Nay: Commissioner Christenson, Commissioner Searcy, and Commissioner George

Absent: Bullock, Commissioner Hefner, and Commissioner Floyd

Abstain: Vice Chair Rast

9.B. AN ORDINANCE TO REZONE APPROXIMATELY 19.64 ACRES OF PROPERTY AT 1826 BENDERS FERRY ROAD, MAP 049, PARCEL 015.07 FROM RS-40 TO RS-30 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR ROSEMONT

Staff went over their reports and answered questions from the commissioners. Cherie Akers, Barge Design, represented the project. Applicant made a variance request for private roads. Kevin Phillips, 1802 Benders Ferry Rd, spoke out against

project.

Planning and Zoning:

1. Waivers are subject to Planning Commission and Board of Commissioners approval.
2. All requirements, excepting any waivers granted, of 5-104.4 shall be adhered to.
3. Signage to be reviewed via separate application to the Planning Department.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. Provide CCR's for review.
7. All garage doors shall be carriage style or the like, separated with bricked column.
8. Identify all critical façade lots on the FMDP.
9. Pending PMDP approval, more defined passive amenities may be required with the FMDP, such as walking trails around the green/open space area.
10. A type "A" landscape buffer will be required by code. All landscape buffers shall be located in common open space and not on the lots and maintained by the HOA if applicable.
11. Provide decorative street lighting at the entrance to the subdivision.
12. Include Planning Contact information on future submittals.

Public Works:

1. Staff supports request to disturb slopes exceeding 20% in a cut condition only. No fill shall be allowed within these slope conditions.
2. Existing steep slopes (>20%) shall not be permitted within a building envelope, per the Land Development Code.
3. All sewer shall be public and contained within a 20' easement.
4. If wet ponds are used, aeration shall be provided.
5. The proposed road shall meet City of Mt. Juliet standards for an Access Street including 55' of right-of-way on any two way segment.
6. No onsite grinder systems or step systems will be allowed for this development.
7. PMDP shall be signed, stamped, and dated by the engineer of record.
8. Any improvements to Benders Ferry Road are subject to review and approval by the Wilson County Road Commission. The developer shall provide correspondence from the Wilson County Road Commission to the City that the plan was reviewed at the time of construction plan review.
9. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
10. Landscaping plans shall be approved prior to construction plans approval.
11. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
12. Staff requests this development be served by private roads. If the development prefers public streets, they shall connect to the adjacent Treymor subdivision and be two-way streets. Staff will coordinate alignment as the development progresses.
13. The sidewalk along Benders Ferry Road shall be located outside the public ROW and

- shall be maintained by the HOA.
- 14. A sight distance profile or measurement shall be provided as part of the transportation safety review. The profile provided is insufficient as it does not account for vertical curves.
- 15. Staff supports variance request #1 for front loading garages onto an access street on the one-way portions only.
- 16. Staff supports variance request #2 to exceed the allowable number of units on a cul-de-sac only if the pavement width meets or exceeds 20 feet including gutter.
- 17. The cul-de-sac as shown exceeds allowable length.
- 18. Provide turn arounds between the first and second median. If turn arounds cannot be provided, connect these medians.
- 19. If amenity space is provided within the median, sidewalks and ADA compliant pedestrian crossings will be required to access the space.
- 20. All sidewalks, crosswalks, curb ramps, and trails shall be ADA complaint.
- 21. All driveways shall conform to TDOT’s Highway Systems Access Manual (HSAM) and City of Mt. Juliet standards.
- 22. Right-of-way shall be dedicated to match a minor collector. This right-of-way width shall be at least 37.5’ from centerline to the edge of right-of-way.
- 23. The turnaround road must meet City standards for an access lane including sidewalks on both sides.
- 24. Utilize the revision block as plans are revised.

West Wilson Utility District:

- 1. WWUD and the Engineer are working to determine best way to service the project

Wilson County Schools:

- 1. No Comments Submitted

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

- RESULT:** **NEGATIVE RECOMMENDATION
- MOVER:** Preston George
- SECONDER:** Rebecca Christenson
- Aye:** Chairperson Winchester, Commissioner Christenson, Commissioner Searcy, and Commissioner George
- Nay:** Commissioner Armistead
- Absent:** Bullock, Commissioner Hefner, and Commissioner Floyd
- Abstain:** Vice Chair Rast

9.C. AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE BECKWITH BUSINESS PARK PLANNED UNIT DEVELOPMENT, BEING LOCATED AT 5158 BECKWITH ROAD, MAP 078, PARCELS 014.00,

013.01, 018.00 IN THE CITY OF MT. JULIET.

Staff went over their reports and answered questions from the commission. Gerald Vick, WES represented the project. There were no citizen comments. Chairman Winchester asked that the item be moved to the end of the agenda so commissioners had a chance to look at the plan.

9.D. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 47.39 ACRES, PROPERTY KNOWN AS SILVER SPRINGS PH. 8, LOCATED 9621 LEBANON ROAD, MAP 054, PARCEL 045.00, AND LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY.

Staff went over their reports and answered questions from the commission. Mike Wright, Lose Design, 2809 Foster Ave. Nashville represented the project. There were no citizen comments. Chairman Winchester closed the Planning Commission Meeting and opened a public hearing. No citizen comments. Chairman Winchester closed the public hearing and re-opened the Planning Commission Meeting. Chairman Winchester made a motion for a positive recommendation subject to the approval of the PUD Amendment at the Board of Commissioners level.

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

RESULT: **POSITIVE RECOMMENDATION

MOVER: Luke Winchester

SECONDER: David Rast

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

Absent: Bullock, Commissioner Hefner, and Commissioner Floyd

9.E. AN ORDINANCE TO REZONE APPROXIMATELY 47.39 ACRES OF PROPERTY AT 9621 LEBANON ROAD, MAP 054, PARCEL 045.00 FROM WILSON COUNTY A-1 TO RS-20 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR SILVER SPRINGS PH. 8

Staff went over their reports and answered questions from the commission. Ryan Carr, 320 Midtown Trail, spoke out against the project. Tom White, 36 Old Club Ct. Nashville, represented the project.

Planning Department:

1. The base zoning for the new phase shall be RS-20 if approved.
2. All bulk standards shall be adhered to unless waivers are granted by the Board of Commissioners and Planning Commission.

3. All single-family residential design standards (5-104.4) shall be adhered to excepting any waivers granted by the Planning Commission and Board of Commissioners.
4. All brick shall be clay, baked and individually laid.
5. All stone shall be individually laid.
6. Provide a development timeline.
7. Identify driveway locations for corner lots, and confirm they will meet the 22 foot depth requirement from the garage door to the sidewalk.
8. Driveway must be a minimum of 18 feet in width.
9. Street facing garages shall include a double-wide driveway (minimum 18 ft) and must contain a minimum of a two door garage, with a 24" masonry column in between.
10. Garages shall comply with the dimensional requirements of 5-104.4.
11. Provide decorative lighting throughout, and it shall be maintained by the HOA.
12. Landscape buffers shall be located in open space, not on individual lots, and maintained by the HOA.
13. Provide a tree preservation/planting plan, to preserve as many trees as possible in any natural buffers.
14. Provide orientation of homes on corner lots and clearly label setbacks accordingly.
15. Provide details of what is to be included in the improved open spaces within the new phases.
16. Provided analysis of how open space and improved open space requirements (not just proposed and provided) for the entire Silver Springs PUD will be met with the addition of the new phases.

Public Works:

1. Provide stream buffer widths.
2. If wet ponds are used, aeration shall be provided.
3. All proposed roads shall meet City of Mt. Juliet design standards.
4. No onsite grinder systems or step systems are allowed for this development.
5. All sidewalks, trails, curb ramps, and crosswalks shall meet ADA compliance.
6. Staff will support variance #5 in a cut condition only.
7. Existing steep slopes (>20%) shall not be permitted within a building envelope, per the Land Development Code.
8. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
9. Staff does not support variance #1. Staff recommend the sidewalk be extended all the way down Mill Cove to Karen Drive. However, should the variance be approved, staff recommend a raised crosswalk be installed at the sidewalk terminus.
10. Variances #2 and 4 need to apply to the entire PUD amendment as there is no outlet.
11. Staff supports variance #3 based on the results of the traffic analysis.
12. A "NO OUTLET" sign shall be installed off the Mill Cove Connection.
13. Adequate intersection sight distance shall be required for all intersections within the site. Sight distance profiles will be required with construction drawings.

- 14. All cul-de-sac turnarounds shall comply with the City’s standard drawings. Dimensions for the turnarounds will be required with construction drawings.
- 15. Sidewalk should be constructed on the north side of Road A to connect to the current proposed terminus for Phases 1-7. The plan included in this submission does not show sidewalk around the turnaround.
- 16. ADA compliant curb ramps are required at all intersections. Pedestrians should be directed to cross in front of where vehicles are stopped.
- 17. All driveways shall comply with Mt. Juliet ST-313 and TDOT Highway System Access Manual guidance for residential driveways with curb and gutter. The maximum proposed grades for driveways shall be provided.
- 18. Provide a standard detail for the raised crosswalk.
- 19. As a PUD amendment, staff recommends a 6’ frontage sidewalk along Benders Ferry Road with a grass strip.

West Wilson Utility District:

- 1. Water lines shown are not WWUD’s design.

Wilson County Schools:

- 1. No comments submitted.

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

RESULT: **NEGATIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Larry Searcy

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

Absent: Bullock, Commissioner Hefner, and Commissioner Floyd

9.C. AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE BECKWITH BUSINESS PARK PLANNED UNIT DEVELOPMENT, BEING LOCATED AT 5158 BECKWITH ROAD, MAP 078, PARCELS 014.00, 013.01, 018.00 IN THE CITY OF MT. JULIET.

Chairman Winchester brought the item back to the table. There were no citizen comments

Planning and Zoning:

- 1. All conditions of ordinance 22-31 shall be adhered to.
- 2. Detention/retention ponds shall be screened with vegetation. Wet ponds shall be aerated.
- 3. Brick shall be clay, baked, individually laid.
- 4. Stone shall be individually laid.

5. HVAC equipment shall be screened entirely from horizontal view via parapet walls for all structures.
6. Wall mounted utility equipment shall be painted to match the building façade.
7. All requirements of 6-103.7 shall be adhered to excepting any waivers granted.
8. Quantify the façade waiver request for all structures to avoid a future PUD amendment.
9. Provide pedestrian connections throughout the PUD.
10. The transient habitation on site shall comply with the city of Mt Juliet's Hotel/Motel regulations
11. All conditions of site plan approval for the convenience and fueling use at 4591 Beckwith Road shall be adhered to.
12. Planning Commission recommended a waiver for two additional signs on the west elevation of the powersports building for a total of 6 signs (total allowable square footage is not exceeded).
13. Planning Commission recommended allowing metal awnings on all buildings in the PUD.
14. Planning Commission recommended a monument sign at the flex building on parcel three. TVA allows 6' height maximum, the request is to offset this with an additional 8 sf for a total of 48 sf.
15. Planning Commission recommended Nichiha panels in lieu of masonry for trim and accents on the powersports dealership only. Red, white and blue colors are proposed.

Public Works:

1. The following offsite improvements shall be constructed:
 - a. Construct a southbound left turn lane with 125' of storage and a 160' bay taper.
 - b. Construct a northbound auxiliary lane coming from the I-40 westbound off-ramp and terminating at Beckwith Road.
 - c. Widen Beckwith Road to include one left-turn and one right-turn lane at the Golden Bear Gateway intersection.
 - d. These improvements shall be constructed and operational prior to the first certificate of occupancy of the development unless conflicting improvements have been completed by the Golden Bear Place development prior to the first CO.
2. A 10' wide shared use path shall be constructed along Beckwith Road along the parcel 6 frontage. This sidewalk shall transition into a standard width sidewalk along the north side of the road.
3. A 10' wide shared use path shall be constructed along the east side of Golden Bear Gateway and the south side of Beckwith Road between the I-40 Westbound Off-Ramp and the intersection of Beckwith Road and Old Beckwith Road. A crosswalk shall be constructed to connect to the path along Parcel 6.
4. A sidewalk shall be constructed on the south side of the road in front of Lots 1 and 2 with a raised crosswalk at the southerly intersection of Lot 2. No other midblock crossings are recommended.
5. "Old Beckwith Road" and/or the private commercial roadway shall be 3 lanes wide from Beckwith Road to Sta. 4+50.00. The street shall include curb and gutter

- compliant with ST-200.
- 6. The final design of the access roadway shall be determined with the FMDP and construction plans.
- 7. The project shall contribute \$35,000 toward the total costs for engineering, design, construction and installation of high-mast LED lighting at the I-40 interchange. Each lot shall pay \$2,000 per acre at the time of land disturbance permit until \$35,000 is reached.
- 8. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval.
- 9. Landscaping plans shall be approved prior to construction plan approval.
- 10. Stormwater Coordinator: Provide a double row wire backed silt fence along stream buffer.
- 11. An access easement is required adjacent to the proposed hotel to access the parcel to the north. A paved driveway to the edge of the property is required.
- 12. All sidewalks, paths, and trails shall be ADA compliant.
- 13. All driveways shall conform to TDOT’s Highway Systems Access Manual (HSAM) and City of Mt. Juliet standards.
- 14. All sidewalks adjacent to parking shall be 7’ wide, exclusive of curb.
- 15. Sheet 5 shall be updated to match the conditions above. No traffic signal shall be installed.
- 16. Sheet 9, the development shall use the City standard detail for extruded curbs.
- 17. Construction Plan submission to show double row silt fence along stream buffers

WWUD Comments:

- 1. A sidewalk is mentioned in the notes. The water line shall not be constructed under the sidewalk.
- 2. Roadway adjustments and lane additions may change previously designed water line plans. A complete review will be completed when a full-size set of plans are provided.

Wilson County Schools:

- 1. No Comments Submitted

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

RESULT: **POSITIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Rebecca Christenson

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

Absent: Bullock, Commissioner Hefner, and Commissioner Floyd

10. Adjourn

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

RESULT: APPROVED

MOVER: David Rast

SECONDER: Preston George

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

Absent: Bullock, Commissioner Hefner, and Commissioner Floyd

****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.**



Mt. Juliet, Tennessee

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

Staff Report

File #: 0937

Agenda Date: 11/21/2024

Agenda #: 6.A.

Title:

Appoint Taylor Murray as Planning Commission Secretary.



Mt. Juliet, Tennessee

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

Staff Report

File #: 0924

Agenda Date: 11/21/2024

Agenda #: 6.B.

Title:

Review the Mass Grading Plan for Outside the Box Ph. 2, located off Meb Court and Lebanon Road.



MEMORANDUM

Date: November 21, 2024

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Outside the Box Ph. 2
Mass Grading
Map – 054, 054H
Parcel(s) – 7.00, 8.00

Request: Para Design, LLC, on behalf of their client, Whitehouse 76 LLC, has submitted a request for approval of a mass grading plan for phase 2 of Outside the Box, located on Meb Court.

Summary: The subject site is 3.6 acres north of Outside the Box, phase 1, which includes Keke's and Chipotle restaurants with associated infrastructure and is currently under construction. The applicant desires to begin grading work at the phase 2 site, located adjacently to north of phase 1. A site plan has not yet been approved for phase 2.

Recommendation: Staff recommends approval of the mass grading plan for Outside the Box, phase 2 on Meb Court subject to any conditions found below.

Planning and Zoning:

1. No Comments

Engineering Comments:

1. The greenway shall be planned (with an access easement) and constructed with a future site plan.
2. Include the initial submittal date in the revision block and update for all future submittals.
3. If project is approved, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

West Wilson Utility District:

1. WWUD has no comments.

Wilson County Schools:

1. No Comments



Mt. Juliet, Tennessee

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

Staff Report

File #: 0920

Agenda Date: 11/21/2024

Agenda #: 6.C.

Title:

Review the Final Plat for Silver Springs Phase 6, located off Karen Drive.



MEMORANDUM

Date: November 21, 2024

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Silver Springs Ph. 6
Final Plat
Map - 054
Parcel(s) – p/o 42.01

Request: K&A Land surveying, on behalf of their client Universal Builders, requests final plat approval for 20 single-family residential lots, 3 open spaces and the dedication of right-of-way in Phase 6A, of the Silver Springs subdivision in district 1.

History: The preliminary master development plan for the Silver Springs subdivision PUD was approved by the Board of Commissioners via ordinance 2003-55 on Dec. 8, 2003. The zoning is RS-15 PUD. A preliminary plat was approved by the Planning Commission in 2013, and work has progressed since that time.

Analysis: The property is zoned RS-15 PUD. Building setbacks are 30' front, 5' sides, and 15' rear. The front setback is incorrectly labeled on lots 608, 615 & 622, this shall be revised before recording the plat. All open space, common areas and landscape buffers is noted to be maintained by the HOA. Corner lots are labeled as critical façade lots, except two, lots 601 & 618, this shall be revised. Temporary dead-end signs are provided at road stubs.

Summary: The applicant has worked with staff to address concerns. The final plat is substantially compliant with the previously approved preliminary master development plan, final master development plan and preliminary plat. Items remaining to be addressed are minor and found in the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Silver Springs, Phase 6A, subject to the conditions below:

Planning and Zoning:

1. All signatures shall be obtained prior to bringing the final plat to the Planning Department for recording.
2. The surveyor shall sign the plat prior to recording.
3. Label lots 601 & 618 as critical façade lots.
4. Correct the front building setback for lots 608, 615 & 622.

Engineering:

1. All punch list items from Public Works/Engineering must be completed prior to Public Works/Engineering signing of the final plat.
2. Ensure all plat certificates match verbiage from the Land Development Code. Signing of the plat can be delayed and final plat returned to applicant for revision if verbiage does not match the Code.

West Wilson Utility District:

1. Water lines shall be shown throughout the Phase.
2. There are no fire hydrants shown.

Wilson County Schools:

1. No Comments



Mt. Juliet, Tennessee

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

Staff Report

File #: 0925

Agenda Date: 11/21/2024

Agenda #: 6.D.

Title:

Review the Final Plat for Willow Landing Phase 3, located off Mays Chapel Road.



MEMORANDUM

Date: November 21, 2024

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Willow Landing Ph. 3 Wilson Co. UGB
Final Plat
Map - 048
Parcel(s) – 5.00

Request: Wilson and Associates, on behalf of their client Willow Landing, LLC, requests final plat approval for 54 single family residential lots, 2 open spaces and the dedication of right-of-way in Phase 3 of the Willow Landing subdivision in Wilson County.

History: The property, previously known as Stonehaven, is located on Mays Chapel Road and is zoned Wilson County R-1 cluster. The area is located outside the City limits and most of the property is located within our urban growth boundary, and subject to the City's subdivision regulations. This subdivision was approved by the Wilson County Planning Commission via sketch plat on March 16, 2018. The development proposes four phases with 174 total lots, 54 of which are included in this particular phase.

Subdivision Regulations: As this subdivision is within the City's urban growth boundary it must comply with City subdivision regulations including sidewalks on both sides of the street, lot frontage of 50', 35' for cul-de-sacs and road construction standards. The Planning Commission granted a requested variance by the developer of the required sidewalks along the internal and existing streets, along with the required sidewalk previously requested along Mays Chapel Road.

Summary: This Wilson County subdivision is located primarily within the City's UGB. A letter from Wilson County Planning, stating their satisfaction with the plat, has not been received upon writing of this report. The applicant has worked with staff to address other concerns. The final plat is substantially compliant with previous approvals. Other comments from City staff have been addressed excepting any found in the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Willow Landing, Phase 3, in Wilson County, subject to the conditions below:

Planning and Zoning:

1. All signatures shall be obtained prior to bringing the Final Plat to the Planning Department for recording.

2. Provide a confirmation letter from Wilson County that the Plat meets their zoning requirements.

Public Works:

Wilson County Schools:

West Wilson Utility District:



Mt. Juliet, Tennessee

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

Staff Report

File #: 0934

Agenda Date: 11/21/2024

Agenda #: 6.E.

Title:

Review the Final Plat Modification of Legacy Pointe at Golden Bear Lot 9, located at 1440 and 1454 Rutland Drive.



MEMORANDUM

Date: November 21, 2024

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Legacy Pointe @ Golden Bear, Lot 9
Final Plat Modification
Map - 078
Parcel(s) –013.14

Request: Para Design LLC., on behalf of their client LP Land Holdings LLC., are requesting approval of a final plat modification for Legacy Pointe at Golden Bear, Lot 9 in District 3. The original final plat for Lots 1, 2 & 9, was approved by the Planning Commission in March 2024.

Analysis: The subject property is Lot 9, of the final plat originally filed on May 6, 2024 shown as Lots 1 and 2 and right of way dedication of Legacy Pointe Blvd. and Bear Crossing for Legacy Pointe at Golden Bear Gateway. The parcel is in the Northwest corner of Legacy Pointe Blvd., and Rutland Drive, and is part of the Legacy Pointe Commercial Subdivision. The property is zoned CI, Commercial Interchange, through a rezone approved in 2020. The subdivision was established via a preliminary plat approved in January 2021, with a total of 11 lots proposed. Since preliminary plat approval in 2021, the following has occurred:

8/2021: Final Plat – lots 1 & 3
11/2021: Final Plat – lot 6
4/2022: Site Plan – medical office, lot 7
5/2022: Final Plat – Lot 7
8/2022: Site Plan – retail, lot 8
3/2024: Final Plat – resubdivision of lot 1, plat lot 2, plat lot 9

The final plat modification request is to include additional acreage for Lot 9, taking it from the originally platted 2.25 acres to 3.44 acres, known as 1440 & 1454 Rutland Drive. This lot is a corner lot and requires half a front setback on the right-of-way side and this is correctly rendered. The intention for the additional acreage is to add a third building, labeled “C” on a site plan modification that will run consecutively, on this same agenda.

Summary: The purpose of this plat is to increase the area of existing lot 9 to accommodate another commercial building. The applicant has addressed comments from open tech review. Outstanding items are minor and may be addressed before recording the final plat modification.

Recommendation: Staff recommends approval of the modification of the final plat for Lot 9 in the Legacy Pointe subdivision, subject to the conditions below.

Planning and Zoning:

1. No comments.

Engineering:

1. Ensure all plat certificates match verbiage from the Land Development Code. Signing of the plat can be delayed and final plat returned to applicant for revision if verbiage does not match the Code.
2. Show access easement for the drive that comes off Rutland Road. Access easement shall be recorded prior to the issuance of land disturbance permit.

West Wilson Utility District:

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

Wilson County Schools:

1. No Comments



Mt. Juliet, Tennessee

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

Staff Report

File #: 0927

Agenda Date: 11/21/2024

Agenda #: 6.F.

Title:

**Review the Annexation and Plan of Services for the City Property located at 2460 Old Lebanon Dirt Road.



MEMORANDUM

Date: November 21, 2024

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: 2460 OLDR
Annexation
Map - 073
Parcel(s) – p/o 071.00

Request: Initiated by the City of Mt Juliet, the City requests annexation of property at 2460 Old Lebanon Dirt Road.

Description: The subject property is located on the north side of Old Lebanon Dirt Road, south of Jackson Hollow Road. It is approximately 1.4 acres.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
2460 OLDR	Low Density Residential	N/A	R-1 Wilson Co.	RS-40 Default

Future Land Use Plan: The City’s future land use plan calls for low density residential on this parcel. Low density land use is found north and west of the parcel and medium density is located south and east.

Zoning: The property is currently zoned R-1 in Wilson County. If annexed, the zoning will default to RS-40.

Annexation: The property is located within the City’s urban growth boundary. A plan of services is included.

Summary: The subject parcel is in the City’s urban growth boundary. The property will default to RS-40 zoning if annexed.

Recommendation: Staff recommends the Planning Commission forward the request to annex 2460 Old Lebanon Dirt Road to the Board of Commissioners with a positive recommendation.

Planning and Zoning:

1. No comment.

Public Works:

1. No comment.

Wilson County Schools:

1. No comment.

West Wilson Utility District:

1. No comment.

RESOLUTION - 2024

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE 2460 OLD LEBANON DIRT ROAD PROPERTY, LOCATED AT 2460 OLD LEBANON DIRT ROAD, MAP 073 PARCELS 71.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY:

WHEREAS, Tennessee Code Annotated Section 6-51-102 an amended requires the a Plan of Services be adopted by the governing body of a city prior of passage of an annexation ordinance of any territory which may be annexed within any 12 month period; and

WHEREAS, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of property known as 2460 Old Lebanon Dirt Road located at 2460 Old Lebanon Dirt Road, In Wilson County, Tennessee, as described herein;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE THAT THE PROPERTY LOCATED AT 2460 OLD LEBANON DIRT ROAD, IN WILSON COUNTY, TENNESSEE IS ADOPTED.

A. Police:

1. Patrolling, radio responses to calls, and all other calls, and other routine police services, using present personnel and equipment, will be provided beginning on the effective date of annexation.

B. Fire:

1. The City of Mt. Juliet will assume primary responsibility for Fire Protection with automatic and mutual aid assistance from the Wilson County Emergency Management Agency.

C. Water:

1. Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

D. Sanitary Sewers:

1. Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.
2. The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.

RESOLUTION - 2024

E. Refuse Collection:

1. Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

F. Public Streets:

1. Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.
2. Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)
3. Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.
4. Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.
5. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

G. Schools:

1. The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

H. Inspection Services:

1. Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

I. Planning:

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: RS-40

RESOLUTION - 2024

J. Street Lighting

1. The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

K. Recreation

1. Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

L. Electrical Service

1. Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

NOW THEREFORE BE IT RESOLVED:

In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the resolution.

This resolution shall take effect on the earliest date allowed by the law.

PASSED:

FIRST READING:

James Maness, Mayor

ATTEST:

Sheila S. Lockett, MMC
City Recorder

APPROVED AS TO FORM:

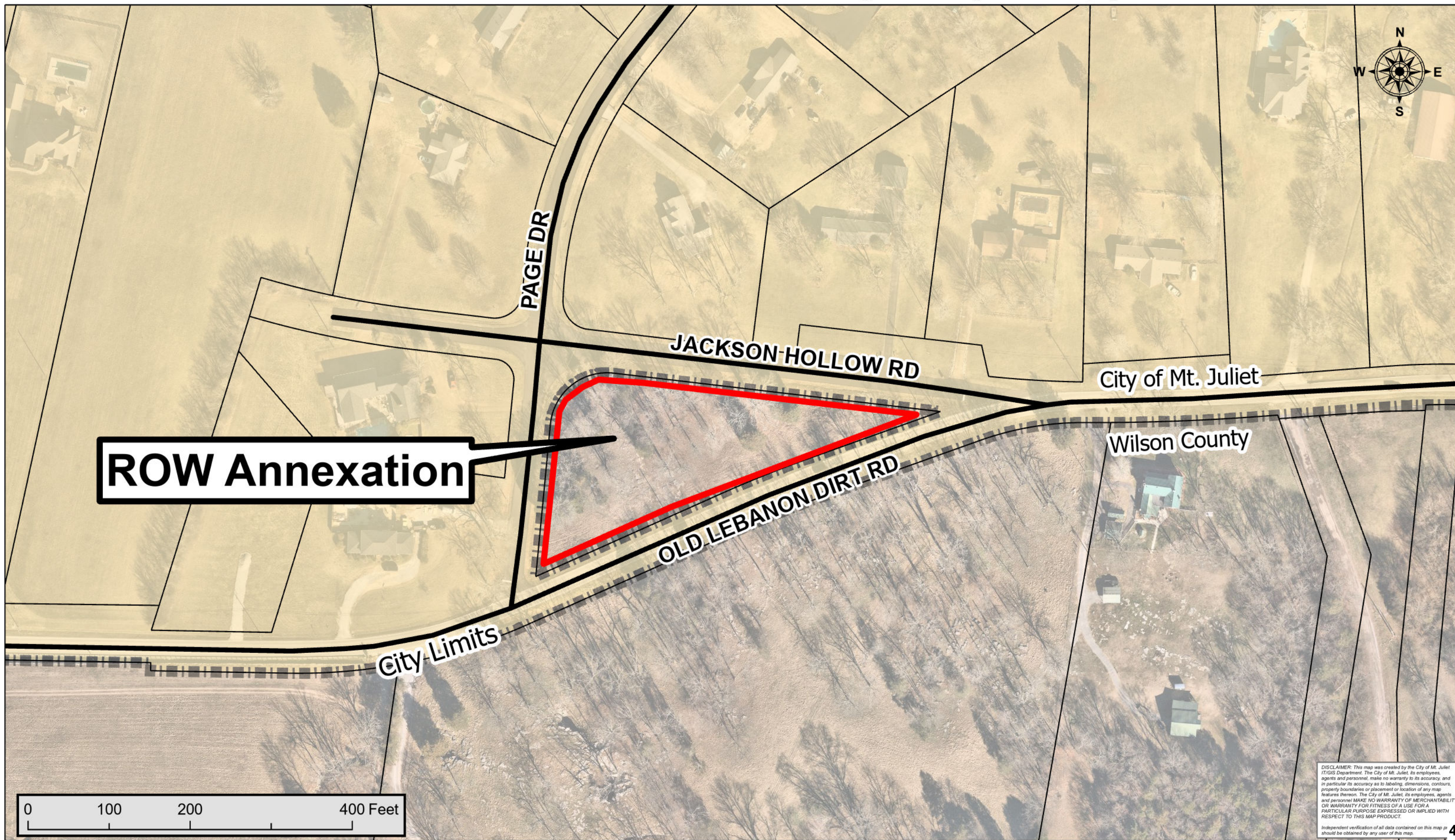
Kenny Martin, City Manager

Samantha Burnett, City Attorney



Exhibit A - ROW Annexation

ROW - Old Lebanon Dirt Road Formerly: Map 073, p/o Parcel 071.00





Mt. Juliet, Tennessee

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

Staff Report

File #: 0928

Agenda Date: 11/21/2024

Agenda #: 6.G.

Title:

**Review the Annexation and Plan of Services for the property located at 1191 Nonville Road.



M E M O R A N D U M

Date: November 21, 2024

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: 1191 Nonaville Road
Annexation
Map - 050
Parcel(s) –098.00

Request: Requested by Janet Medlin, on behalf of her client, Ada E. Taylor, the applicant is requesting approval for annexation of 1.02 acres at 1191 Nonaville Road, to be able to access City sewer that is currently adjacent to the subject property.

Description: The subject property is approximately 1.02 acres, on one parcel on the west side of Nonaville Road, just due West of Cedar Creek Drive. The property is located within the City’s urban growth boundary. The property is currently in Wilson County’s jurisdiction and is zoned R-1. There are no proposals for this site, other than the ability to access city sewer for the existing single-family residence on this property.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
1191 Nonaville	Low Density Residential	N/A	Wilson Co. R-1	RS-40 Default

Future Land Use Plan: The City’s Future Land Use map identifies the property as low density residential. Adjacent future land use classifications are also shown as low density residential. The applicant does not wish to nor need to change the future land use designation.

Zoning: Current zoning is Wilson County R-1. The applicant has not requested a rezone, if annexed it would default to RS-40 zoning.

Annexation: The property is located withing the City’s urban growth boundary. City limits are across Nonaville Road from the subject site. A plan of services is included.

Summary: The reason for this request is to gain access to the City sewer system for an existing single family residence. The area is served by City sewer, being directly adjacent to the East across Nonaville Road, running parallel. The site is in the City’s UGB.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation of 1401 Nonaville Road, subject to any conditions below.

Planning and Zoning:

1. No comments.

Public Works:

1. No comments.

Wilson County Schools:

1. No comments.

West Wilson Utility District

1. No comments.

RESOLUTION - 2024

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE **1191 NONAVILLE ROAD PROPERTY, LOCATED AT 1191 NONAVILLE ROAD**, MAP 050 PARCELS 50.00, 98.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY:

WHEREAS, Tennessee Code Annotated Section 6-51-102 an amended requires the a Plan of Services be adopted by the governing body of a city prior of passage of an annexation ordinance of any territory which may be annexed within any 12 month period; and

WHERAS, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of property known as 1191 Nonaville Road located at 1191 Nonaville Road, In Wilson County, Tennessee, as described herein;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE THAT THE PROPERTY LOCATED AT 1191 NONAVILLE ROAD, IN WILSON COUNTY, TENNESSEE IS ADOPTED.

A. Police:

1. Patrolling, radio responses to calls, and all other calls, and other routine police services, using present personnel and equipment, will be provided beginning on the effective date of annexation.

B. Fire:

1. The City of Mt. Juliet will assume primary responsibility for Fire Protection with automatic and mutual aid assistance from the Wilson County Emergency Management Agency.

C. Water:

1. Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

D. Sanitary Sewers:

1. Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.
2. The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.

RESOLUTION - 2024

E. Refuse Collection:

1. Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

F. Public Streets:

1. Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.
2. Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)
3. Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.
4. Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.
5. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

G. Schools:

1. The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

H. Inspection Services:

1. Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

I. Planning:

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: RS-40

RESOLUTION - 2024

J. Street Lighting

1. The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

K. Recreation

1. Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

L. Electrical Service

1. Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

NOW THEREFORE BE IT RESOLVED:

In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the resolution.

This resolution shall take effect on the earliest date allowed by the law.

PASSED:

FIRST READING:

James Maness, Mayor

ATTEST:

Sheila S. Lockett, MMC
City Recorder

APPROVED AS TO FORM:

Kenny Martin, City Manager

Samantha Burnett, City Attorney



Exhibit A - Annexation

1191 Nonaville Road Map 050, Parcel 098.00



DISCLAIMER: This map was created by the City of Mt. Juliet IT/IGIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.

Independent verification of all data contained on this map should be obtained by any user of this map.



Mt. Juliet, Tennessee

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

Staff Report

File #: 0933

Agenda Date: 11/21/2024

Agenda #: 6.H.

Title:

**Review the abandonment of a portion of the existing ROW located off Rutland Road near Golden Bear Gateway.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED ALONG WITH NECESSARY EASEMENTS FOR THE CONSTRUCTION OF CUT AND FILL SLOPES, CUT AND FILL RAMPS, INLET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE ROAD.

DATE: _____ LP LAND HOLDINGS, LLC
 PRINTED NAME: _____ (TITLE IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OF WATER UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE WATER UTILITY SYSTEMS OUTLINED OR INDICATED HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND / OR STATE GOVERNMENT REQUIREMENTS OR THAT A SURETY AS INDICATED BELOW HAS BEEN POSTED WITH THE WEST WILSON UTILITY DISTRICT, TO ASSURE COMPLETION OF ALL REQUIRED WATER UTILITY SYSTEM IMPROVEMENTS IN CASE OF DEFAULT.

DATE: _____ AUTHORIZED SIGNATURE / TITLE
 L.O.C. AMOUNT: _____ WEST WILSON UTILITY DISTRICT

CERTIFICATE OF APPROVAL OF SANITARY SEWER UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING SANITARY SEWER UTILITY SYSTEMS OUTLINED OR INDICATED HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT CITY OF MT. JULIET AND STATE GOVERNMENT REQUIREMENTS AND THAT A SURETY AS INDICATED BELOW HAS BEEN POSTED WITH THE CITY OF MT. JULIET, TENNESSEE, TO ASSURE COMPLETION OF ALL REQUIRED SANITARY SEWER UTILITY SYSTEM IMPROVEMENTS IN CASE OF DEFAULT.

DATE: _____ PUBLIC WORKS DIRECTOR
 LOC. AMOUNT: _____ CITY OF MT. JULIET
 AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL OF PUBLIC WORKS

I HEREBY CERTIFY: (1) THAT THE SUBDIVISION OF PROPERTY AS SHOWN ON THIS FINAL SUBDIVISION PLAT COMPLIES WITH THE CITY OF MT. JULIET REQUIREMENT FOR EACH LOT TO HAVE PUBLIC ROAD FRONTAGE, AND (2) THE SUBDIVISION OF PROPERTY AS SHOWN ON THIS FINAL SUBDIVISION PLAT COMPLIES WITH THE CITY OF MT. JULIET REQUIREMENT FOR EACH LOT TO HAVE ON-SITE SANITARY SEWER AVAILABILITY.

DATE: _____ DIRECTOR OF PUBLIC WORKS

CERTIFICATION OF PROPERTY NUMBERS AND STREET NAMES

I HEREBY CERTIFY THAT THE PROPERTY NUMBERS ASSIGNED HEREIN CONFORM TO WILSON COUNTY EMERGENCY COMMUNICATIONS DISTRICT (E-911) POLICIES AND THE STREET NAME(S) CONFORM TO THE INTER-LOCAL AGREEMENT FOR NON-PUBLICATION.

WILSON COUNTY EMERGENCY COMMUNICATIONS DISTRICT (E-911) DATE: _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR MT. JULIET, TENNESSEE, EXCEPT FOR VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR.

DATE: _____ SECRETARY, PLANNING COMMISSION

VOID, UNLESS RECORDED BY: _____

CERTIFICATE OF ACCURACY

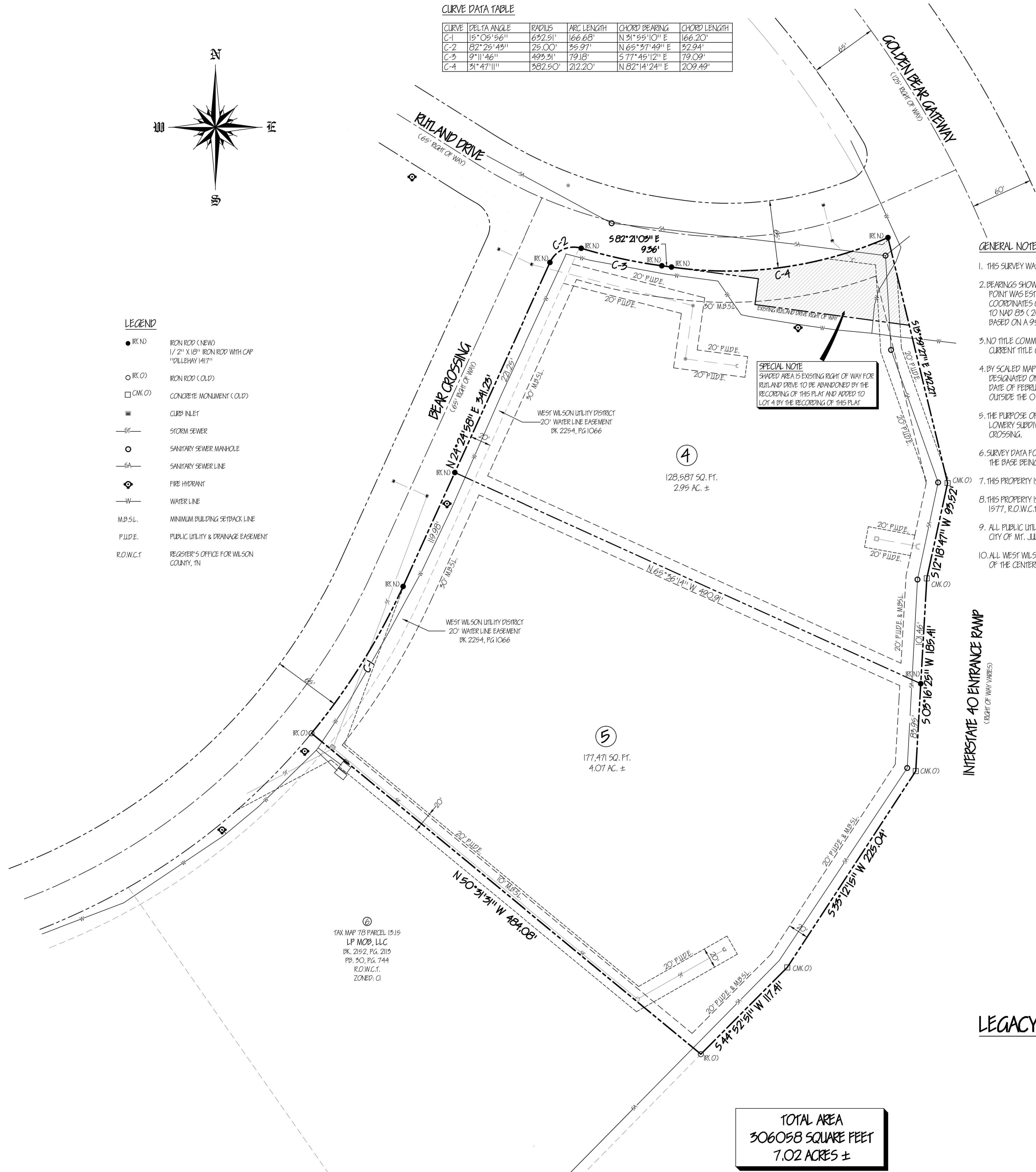
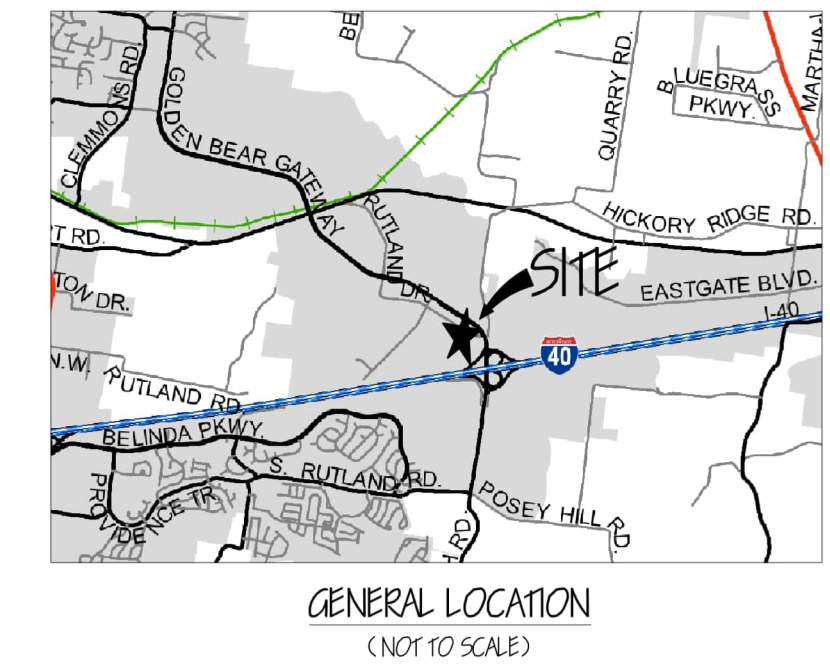
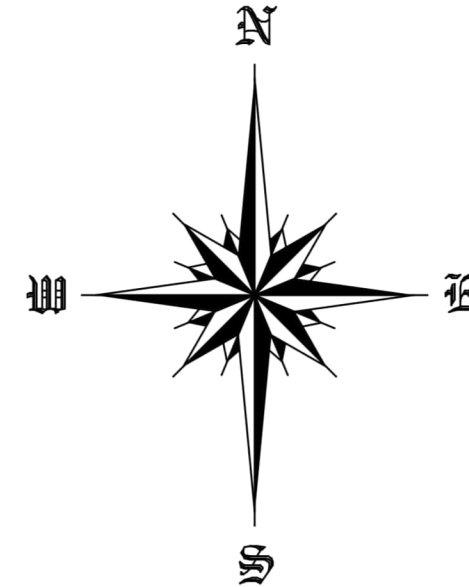
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY THAT SATISFIES THE ACCURACY REQUIREMENTS OF THE MT. JULIET, TENNESSEE, MUNICIPAL-REGIONAL PLANNING COMMISSION AND THE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE BOARD'S SPECIFICATIONS.



PREPARED BY
DILLEHAY LAND CONSULTANTS, PLLC
 776 McMURRY BLVD. EAST
 HARTSVILLE, TN 37074
 PHONE: (615) 635-7009
 EMAIL: jackie.dillehay@gmail.com

CURVE DATA TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C-1	15° 05' 56"	632.51'	166.68'	N 91° 55' 10" E	166.20'
C-2	82° 25' 45"	25.00'	35.97'	N 65° 37' 49" E	32.94'
C-3	9° 11' 46"	493.31'	79.18'	S 77° 45' 12" E	79.09'
C-4	31° 47' 11"	382.50'	212.20'	N 82° 14' 24" E	209.49'



GENERAL NOTES

1. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983. A CONTROL POINT WAS ESTABLISHED USING A CARLSON BRX7 DUAL FREQUENCY RECEIVER ON JANUARY 22, 2024. THE GRID COORDINATES OF THE CONTROL POINT WERE DERIVED USING THE I.D.O.T. REAL-TIME KINEMATIC NETWORK, REFERENCED TO NAD 83 (2011) (EPOCH 2010), GEOID 18. HORIZONTAL POSITIONAL ACCURACY DOES NOT EXCEED ± 0.07' BASED ON A 95% CONFIDENCE LEVEL WITH THE ALLOWABLE TOLERANCE BEING 0.07' + 5.0 PPM.
3. NO TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS A CURRENT TITLE COMMITMENT MAY DISCLOSE.
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47189C0162D, WITH AN EFFECTIVE DATE OF FEBRUARY 20, 2008, SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE LOT 1 OF THE PLAT OF RECORD ENTITLED "RESUBDIVISION OF LOT 1 LOWERY SUBDIVISION AND TO DEDICATE RIGHT OF WAY FOR LEGACY POINTE BOULEVARD, RUTLAND DRIVE AND BEAR CROSSING.
6. SURVEY DATA FOR THIS PROJECT WAS COLLECTED BY BASE-ROVER METHOD USING 2 CARLSON BRX 7 GPS UNITS WITH THE BASE BEING LOCATED ON THE ABOVE REFERENCED CONTROL POINT.
7. THIS PROPERTY IS ZONED: C1, COMMERCIAL INTERCHANGE DISTRICT.
8. THIS PROPERTY IS SUBJECT TO A STORMWATER MANAGEMENT MAINTENANCE AGREEMENT OF RECORD IN BK. 2102, PG. 1577, R.O.W.C.T.
9. ALL PUBLIC UTILITY & DRAINAGE EASEMENTS OUTSIDE THE PUBLIC RIGHT OF WAY ARE NOT THE RESPONSIBILITY OF THE CITY OF MT. JULIET.
10. ALL WEST WILSON UTILITY DISTRICT WATER LINES HAVE A 20' WIDE EASEMENT, SAID EASEMENT BEING 10' EACH SIDE OF THE CENTERLINE OF THE WATER LINE.

SPECIAL NOTE
 SHADY AREA IS EXISTING RIGHT OF WAY FOR RUTLAND DRIVE TO BE ABANDONED BY THE RECORDING OF THIS PLAT AND ADDED TO LOT 4 BY THE RECORDING OF THIS PLAT

DEED REFERENCE
 LP LAND HOLDINGS, LLC
 BOOK 2028 PAGE 529
 REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE

TAX MAP REFERENCE
 MAP 78 PART OF 13.14
 TAX ASSESSOR'S OFFICE FOR WILSON COUNTY, TENNESSEE

OWNER/DEVELOPER
 LP LAND HOLDINGS, LLC
 2035 N. MT. JULIET RD., SUITE 204
 MT. JULIET, TN 37122
 EMAIL: lthome@aplinc.us

**FINAL PLAT
 LOT 4 AND LOT 5
 LEGACY POINTE AT GOLDEN BEAR GATEWAY**

CITY OF MT. JULIET, TENNESSEE
 24TH CIVIL DISTRICT
 WILSON COUNTY, TENNESSEE

DATE OF FIELD SURVEY: JULY, 2024
 SCALE: 1" = 50'



**TOTAL AREA
 306058 SQUARE FEET
 7.02 ACRES ±**

⑥
 TAX MAP 78 PARCEL 13.15
 LP MOB, LLC
 BK. 2152, PG. 215
 PB. 30, PG. 744
 R.O.W.C.T.
 ZONE: C1



Mt. Juliet, Tennessee

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

Staff Report

File #: 0941

Agenda Date: 11/21/2024

Agenda #: 6.I.

Title:

**Review the Ordinance to repeal Ordinance 2015-09 and Ordinance 2016-02 in their entirety to encourage hotel development.



M E M O R A N D U M

Date: November 21, 2024

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Zoning Ordinance Amendment
Section 6-102A, Uses & Structures
Hotel/Motel Regulations

Overview: The City of Mt. Juliet desires to amend Section 6-102A, Uses and Structures, of the Unified Development Code of the City of Mt. Juliet, known as the Zoning Ordinance (ordinance (2001-29), adopted October 8, 2001, as amended to incorporate (12) after “P” in the chart for Transient Habitation, which defines hotel/motels and to include the following definition of hotels and motels in Table 6-102A, Transient Habitation as shown in red below. Also adjunct to this item is an ordinance on the agenda to repeal the former hotel/motel regulations in ordinances 2015-09 & 2016-02.

Table 6-102A. Permitted and Conditional Uses and Structures Allowable Within Mixed Use and Commercial Districts									
[Uses and Structures]			Districts						
			CG	CI	CMU	CNS	OPS	CTC	CRC
	R.	Transient habitation	P (12)	P (12)	P (12)			P(5, 12)	P (12)
	S.	Warehousing goods, transport and storage							

Note(s)—Key to interpreting use classifications.

- P = Use permitted by right within the district.
- SUP = Principal use permitted with supplemental provisions.
- C = Conditional use (subject to approval by the Board of [Zoning] Appeals).
- ASP = Accessory use permitted with supplemental provisions.
- (1) See [sub]section 5-104.1 and 6-104.1.
- (2) Gasoline sales and convenience markets are not permitted within CTC Districts.
- (3) Retail liquor stores shall not be permitted in the CNS and OPS Zoning Districts.
- (4) In CG districts, the following use listings are prohibited: Auto dealers, auto towing services.
- (5) When approved through the PUD or PUD Amendment process in article VIII.

- (6) Within the Town Center Overlay District, Main Street Area, and when approved through the PUD process in article VIII.
- (7) Excluding payday lenders and pawn shops.
- (8) See 6-104.3.
- (9) Grocery stores shall have a minimum of 20,000 square feet in sales floor area.
- (10) Any CMU or CTC mixed use building or mixed use site must meet the requirements for residential development standards set forth in Zoning Code section 8-207, with the exception of CTC Mixed Use sites or buildings fronting N. Mt. Juliet Road with one-half mile of the intersection of East/West Division and Mt. Juliet Road which shall be a minimum of five acres. To the extent any other applicable regulation or any modification through the PUD process imposes additional/conflicting regulations on a PUD applicant, the most strict regulation will apply. Also, subject to Restriction Area, as shown in Exhibit A, as noted in Ordinance 23-[03].
- (11) Only breweries and microbreweries are permitted. In CTC and CMU breweries and microbreweries shall be permitted only through the PUD process in Article VIII.
- (12) Hotels and motels shall include a minimum of 100 guest rooms within the entire building, regardless of branding. For dual-branded hotels, the combined number of guest rooms across all brands must meet or exceed this minimum threshold. Each guest room shall be accessed from an interior corridor and not from an exterior parking lot or entrance. Hotels and motels must have a lobby staffed 24 hours a day, 7 days a week, and must offer daily complimentary maid service. Additionally, all hotels and motels are required to provide amenities including a swimming pool and a fitness center.

Recommendation: Staff recommends forwarding the zoning ordinance amendment to include a definition for motels and hotels in Section 6-102A to the Board of Commissioners with a recommendation for approval. Staff also recommends forwarding a positive recommendation to the Board of Commissioners for approval of the ordinance to repeal ordinances 2015-09 & 2016-02.

ORDINANCE NO. _____

AN ORDINANCE TO REPEAL ORDINANCE 2015-09 AND ORDINANCE 2016-2 IN THEIR ENTIRETY TO ENCOURAGE HOTEL DEVELOPMENT.

WHEREAS, the City of Mt. Juliet recognizes the value of hotels in promoting tourism, contributing to the local economy, and providing significant funding for parks and recreation through the hotel-motel tax; and

WHEREAS, the Board of Commissioners of the City of Mt. Juliet desires to repeal Ordinance 2015-09 and Ordinance 2016-02;

NOW, THEREFORE, BE IT ORDAINED THAT:

SECTION 1. The Mt. Juliet Board of Commissioners repeals Ordinances 2015-09 and Ordinance 2016-2 in their entirety.

BE IT FURTHER ORDAINED:

In the case of conflict between this Ordinance, or any part thereof, and the whole or part of any existing Ordinance of the City, the conflicting Ordinance is repealed to the extent of the conflict but no further.

If any section, clause, provision or portion of this Ordinance is held to be invalid or unconstitutional by any Court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

PASSED:

James Maness, Mayor

FIRST READING: October 28, 2024

SECOND READING: _____

ATTEST:

Sheila S. Lockett, MMC
City Recorder

Kenny Martin, City Manager

APPROVED AS TO FORM:

Samantha Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 0940

Agenda Date: 11/21/2024

Agenda #: 6.J.

Title:

**Review the 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, to define "Hotels and Motels" in section 6-102, uses and structures.

ORDINANCE - _____

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, TO DEFINE "HOTELS AND MOTELS" IN SECTION 6-102, USES AND STRUCTURES.

WHEREAS, the City of Mt. Juliet desires to clearly define hotels and motels in its zoning regulations in order to promote tourism, contribute to economic development, and support parks through hotel-motel tax revenue; and

WHEREAS, the City’s Zoning Ordinance does not currently include a definition for hotels/motels;

WHEREAS, the Planning Commission will consider this request during their meeting of November 21, 2024, and _____ of the zoning amendment; and

WHEREAS, the City of Mt. Juliet desires to amend Section 6-102, Uses and Structures, of the Unified Development Code of the City of Mt. Juliet, known as the Zoning Ordinance (ordinance (2001-29), adopted October 8, 2001, as amended to incorporate (12) after “P” in the chart for Transient Habitation, which defines hotel/motels and to include the following definition of hotels and motels in Table 6-102A, Transient Habitation;

SECTION 1:

Table 6-102A. Permitted and Conditional Uses and Structures Allowable Within Mixed Use and Commercial Districts									
[Uses and Structures]			Districts						
			CG	CI	CMU	CNS	OPS	CTC	CRC
	R.	Transient habitation	P (12)	P (12)	P (12)			P(5, 12)	P (12)
	S.	Warehousing goods, transport and storage							

Note(s)—Key to interpreting use classifications.

P = Use permitted by right within the district.

SUP = Principal use permitted with supplemental provisions.

C = Conditional use (subject to approval by the Board of [Zoning] Appeals).

ASP = Accessory use permitted with supplemental provisions.

(1) See [sub]section 5-104.1 and 6-104.1.

(2) Gasoline sales and convenience markets are not permitted within CTC Districts.

- (3) Retail liquor stores shall not be permitted in the CNS and OPS Zoning Districts.
- (4) In CG districts, the following use listings are prohibited: Auto dealers, auto towing services.
- (5) When approved through the PUD or PUD Amendment process in article VIII.
- (6) Within the Town Center Overlay District, Main Street Area, and when approved through the PUD process in article VIII.
- (7) Excluding payday lenders and pawn shops.
- (8) See 6-104.3.
- (9) Grocery stores shall have a minimum of 20,000 square feet in sales floor area.
- (10) Any CMU or CTC mixed use building or mixed use site must meet the requirements for residential development standards set forth in Zoning Code section 8-207, with the exception of CTC Mixed Use sites or buildings fronting N. Mt. Juliet Road with one-half mile of the intersection of East/West Division and Mt. Juliet Road which shall be a minimum of five acres. To the extent any other applicable regulation or any modification through the PUD process imposes additional/conflicting regulations on a PUD applicant, the most strict regulation will apply. Also, subject to Restriction Area, as shown in Exhibit A, as noted in Ordinance 23-[03].
- (11) Only breweries and microbreweries are permitted. In CTC and CMU breweries and microbreweries shall be permitted only through the PUD process in Article VIII.
- (12) Hotels and motels shall include a minimum of 100 guest rooms within the entire building, regardless of branding. For dual-branded hotels, the combined number of guest rooms across all brands must meet or exceed this minimum threshold. Each guest room shall be accessed from an interior corridor and not from an exterior parking lot or entrance. Hotels and motels must have a lobby staffed 24 hours a day, 7 days a week, and must offer daily complimentary maid service. Additionally, all hotels and motels are required to provide amenities including a swimming pool and a fitness center.

SECTION 2: If any section, clause, provision, or portion of this Ordinance is held to be invalid or unconstitutional by any Court of competent jurisdiction, such holdings shall not affect any other section, clause, provision, or portion of this Ordinance.

SECTION 3: PUBLIC HEARING - The zoning changes were the subject of a public hearing held on _____ at 6:15 p.m.

BE IT FURTHER ORDAINED: In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

James Maness, Mayor

FIRST READING: October 28, 2024

SECOND READING: _____

ATTEST:

Sheila S. Lockett, MMC
City Recorder

Kenny Martin, City Manager

APPROVED AS TO FORM:

Samantha Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 0917

Agenda Date: 11/21/2024

Agenda #: 7.A.

Title:

Review the Preliminary Plat for McFarland Farms Ph. 1A, 1B, and 2, located off Old Lebanon Dirt Road



MEMORANDUM

Date: November 21, 2024

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: McFarland Farms Ph.1A, 1B, & 2
Preliminary Plat
Map - 077
Parcel(s) – 22.00, 22.01, 22.02, 22.03, 23.00

Request: Barge Design Solutions, on behalf of their client, Tulit Investments, is requesting preliminary plat, associated right-of-way and infrastructure approval for Phases 1A, 1B and 2 of the McFarland Farms Mixed use development. This property is located at 5238 Old Lebanon Dirt Road, in District 3.

Overview/History: This PMDP-PUD was originally approved by the Board of Commissioners via ordinance 23-14. The property was annexed via ordinance 23-13. A final master development plan was approved by the Planning Commission in November 2023. The zoning is CTC-PUD and the overall acreage of the subdivision is approximately 112 acres. The phases included in this preliminary plat, 1A, 1B & 2 include both attached and detached residential units.

Analysis: This preliminary plat lays out the lots and infrastructure for the McFarland Farms Commercial Mixed-Use PUD, located along Old Lebanon Dirt Road and Cedar Lane and includes only residential units in phases 1A, 1B & 2. Seventy-four single family detached (of 175 total approved with the pmdp) and 184 (of 189 total approved with the pmdp) attached townhome units are included in these phases. The townhome lots are being platted and sold.

Landscape plans are under review and comments are via separate cover. All landscape plan review comments shall be addressed prior to submittal of construction documents to Public Works. The amenity areas shall be approved via a separate application to the Planning Department.

Elevations are not provided despite requests from staff, all conditions of preliminary master development plan shall apply. Notes provided indicate intended compliance with items from initial reviews including the mail kiosk, fencing, driveway depth, mail kiosk, subdivision lighting, meter screening, etc.

Summary: This preliminary plat is substantially compliant with the final master development plan approved in November 2023. Minor revisions to the lot layout have been made, overall lot count approved with preliminary master development plan approval is not and shall not be exceeded. The elevations approved with the final master development plan are not provided with this

submittal; all conditions of previous approvals shall apply and any changes to the proposed product shall require further review.

Recommendation: Staff recommends approval of the preliminary plat for McFarland Farms Phases 1A, 1B & 2 subject to the conditions below:

Planning and Zoning:

1. All requirements of ordinance 2023-14 shall be adhered to.
2. The column separating garage doors shall be masonry per code requirements.
3. Provide final drafts of all proposed covenants and grants of easement which are proposed for filing with final plats. Such documents shall be in a form approved by legal counsel.
4. Provide final drafts of all proposed documents establishing a homeowner's association or similar organization created for the purpose of owning and maintaining any common open space or facilities associated therewith.
5. Single family and Townhomes driveways shall be 22' long.
6. Staff does not support full sides with only secondary façade materials on the townhomes.
7. The eastern most amenity center (townhomes and single family) shall be completed by the issuance of the 150th Certificate of Occupancy. A site plan submittal will be required.
8. Signage is reviewed via a separate application to the Planning Department.
9. Landscape plan review comments shall be addressed and the landscape plans approved before submitting construction plans to Public Works.
10. Farm style, low maintenance fencing is required along Old Lebanon Dirt Road and Cedar Lane per ordinance 2023-14.
11. The single-family product facades shall consist of 70% masonry and 30% secondary, vinyl prohibited, per ordinance 2023-14.
12. The multi-family and commercial structure facades shall include 40% masonry, 30% hardi board and 30% board and batten, vinyl prohibited, per ordinance 2023-14.
13. Label all corner and edge lots as critical facades. This shall include all townhome units as well.
14. Remove R-1 from the existing zoning on sheet C0.00.
15. Provide a detail of the picket fencing. Revise to a low maintenance material like aluminum.

Engineering:

1. Previously approved PMDP conditions apply.
2. The plan is currently under construction plan review. Therefore, comments will be provided in this manner.
3. Construction plans will not be approved until the Preliminary Plat has been approved by the Planning Commission.

West Wilson Utility District:

1. WWUD is finalizing water plans for this development.

Wilson County Schools:

1. No Comments



Mt. Juliet, Tennessee

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

Staff Report

File #: 0918

Agenda Date: 11/21/2024

Agenda #: 8.A

Title:

Review the Site Plan for Fifth Third Bank, located off Golden Bear Gateway and Volunteer Boulevard.



MEMORANDUM

Date: November 21, 2024

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Fifth Third Bank
Site Plan
Map: 078
Parcel: p/o 10.09

Request: BDG Architects, on behalf of their client Fifth Third bank is requesting approval for a site plan for a new 2,075 sf bank building to include an ATM. This building is to be located on a parcel between Golden Bear Gateway and Rutland Drive in District 3.

Analysis: The site is located on a parcel in between Golden Bear Gateway and Rutland Drive and is currently an undeveloped parcel of land. The zoning for this parcel is CI, Commercial Interchange, and will include a single 2,075 sf bank building with an ATM on 0.72 acres. Currently the area is located on a portion of Lot 2 of the Golden Bear Gateway subdivision.

Article VI Bulk Regulations: The yard is correctly rendered (30' front, 10' side, and 20' rear) and the structures do not violate them. The lot is a through lot and requires two front setbacks and this is correctly rendered. Building and impervious surface coverages are within the basic requirements at 6.59% (50% max) and 59% (80% max) respectively. The building height is 18'18" at its highest structural point and within the maximum permitted 35'.

Vehicular and Pedestrian Access: Drive aisles on site are shown at 26' on the Northern portion of the property, 24' on the two-way aisle running North and South and a 12' one way access. No access is proposed on Golden Bear Gateway, rather access is provided from Rutland Drive at the Southern section of the site. A cross-access connection to properties to the East and West will be requested with future development.

The drive thru lanes are located on the South side of the site and includes the appropriate vehicle stacking spaces and a bypass lane, separated by striping. The bypass lane to the East, does meet the 12' requirement, and is shown as a one-way lane headed due North. The ATM is located to the south of the building in one of the drive-thru lanes.

A six-foot-wide sidewalk is provided to provide pedestrian connection from the building to the proposed Golden Bear Gateway sidewalk located within the right-of-way. The sidewalk on Golden Bear Gateway is to be constructed by the developers.

Article IX Parking: Parking for commercial banking, financial, insurance and real estate services is 1 space for every 300 square feet of floor space, with a requirement of 7 spaces. The applicant is providing 12 spaces. One van accessible ADA space is required and being provided. All parking spaces are appropriately sized. Bicycle parking is proposed at the front of the building and an adequate detail is provided. Wheel stops are not proposed nor permitted.

Article X Landscaping: The landscape plans are under review by the City's consultant. Any comments received shall be addressed before the submittal of construction plans. Street yard trees and vehicular use landscape areas are provided. Non-combustible landscape materials, such as mulch, is prohibited within a 3' perimeter of the building.

6-103.7 Commercial Design Guidelines: Building height is identified at 18'8" at the tallest point, and sits below the maximum permitted of 35'. The building façade is faced primarily with masonry materials with aluminum composite metal panel, eifs and glazing as secondary façade materials. Primary and secondary material percentages by façade:

North – 64.44% masonry, 35.56% metal and eifs
South – 83.51% masonry, 16.49% metal and eifs
East – 63.61% masonry, 36.39% metal and eifs
West – 70.83% masonry, 29.17% metal and eifs

The HVAC equipment is not shown; however, it is noted that all equipment will be screened via parapet walls on the roof. There are no wall mounted light fixtures on this building. Parking lot lighting fixtures and poles are not shown, but are required to be decorative in nature, and the poles shall be black. The photometric plan does not indicate excessive light bleed off the property lines.

Other: The plans show the trash receptacles located in front of the building entrance per code. A 7-space wave style bike rack is also shown and located at the main entrance to the building. Details are provided. The trash enclosure proposed for site, will only be utilized for mobile trash cans, and will not contain a dumpster. The enclosure still meets the CDS guidelines for compliance and will include the masonry walls, steel gates and a pedestrian door.

Waivers/Variances: The following variances are requested:

1. 6-103.7 CDS - Masonry façade materials. Requested to allow no less than 71.73% brick and/or stone on all facades and no more than 28.27% secondary materials in aggregate for all facades sides. STAFF SUPPORTS

Summary: This proposal is for the Fifth Third bank, located at Golden Bear Gateway and Rutland Drive. It is part of the Golden Bear Gateway subdivision, that is intended to house additional commercial structures, yet to be formally submitted. The City's zoning does support this type of commercial development in this area.

Recommendation: Staff recommends approval of the site plan for the Fifth Third Bank, located between Golden Bear Gateway and Rutland Drive in the Golden Bear Gateway Subdivision, subject to the conditions of approval below.

Planning and Zoning:

1. The building façade shall consist of 100% brick and/or stone, unless the requested waiver for the secondary materials is granted. This waiver shall include the ATM enclosure as well.
2. Provide details of parking lot lighting fixtures and poles. All poles and posts shall be decorative in nature and painted black or a color complimentary to the building.
3. Signage poles and post shall be painted black, gray or to match the site palette.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be natural and individually laid.
6. Paint wall mounted utility equipment to match the façade it is attached to.
7. The landscape plan comments will be via separate cover. Landscape plan comments shall be addressed prior to submitting construction drawings to Public Works.
8. Roof mounted HVAC equipment shall be screened entirely from horizontal view via the parapet walls.
9. All signage shall be submitted by separate application to the Planning Department.
10. Retaining walls shall be constructed or segmental block or be faced with masonry to match the building.

Engineering:

1. Landscaping plans shall be approved prior to the approval of construction plan review.
2. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
3. Preliminary drainage report under review. A comprehensive review of the drainage report shall take place at construction plan review.
4. Roof drain for the building shall be subsurface and connect to the storm system.
5. The dumpster shall drain into the storm system with appropriate BMPs.
6. Onsite sewer system details will be provided at the construction plan review.
7. The gutter pan may not be used as part of the drive aisle width.
8. Adjust the location of the switchback ramp so that the crosswalk in front of the building is perpendicular to the drive aisle.
9. If project is approved, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

West Wilson Utility District:

1. The water line which the taps are shown to come has not been installed by the Developer at this time.
2. Taps 2" and smaller shall be made by WWUD once the fees are paid and area is to grade.

Wilson County Schools:

1. No Comments



Mt. Juliet, Tennessee

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

Staff Report

File #: 0930

Agenda Date: 11/21/2024

Agenda #: 8.B.

Title:

Review the Site Plan Modification for Legacy Pointe Retail, located at 1440 & 1454 Rutland Drive.



MEMORANDUM

Date: November 21, 2024

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Legacy Pointe Retail
Site Plan Modification
Map - 078
Parcel(s) – 13.14

Request: Para Design, LLC, on behalf of their client, LP Land Holdings, LLC, are requesting approval of a site plan modification for Legacy Pointe Retail, located at the corner of Legacy Pointe Blvd., and Rutland Drive, in District 3.

Analysis: The development site is located on the corner of Legacy Pointe Blvd., and Rutland Drive, just South of Golden Bear Gateway in the Legacy Pointe Development, lot 9. The property is 3.44 acres and is zoned CI, Commercial Interchange. The initial use for the proposed buildings A and B, were retail and restaurant. The site plan modification, as submitted, is for an additional retail building, shown as Building C to the South of Buildings A & B. This use is requested as retail as well. All three building uses are permitted within the CI, Commercial Interchange district. Building C, as submitted under this modification is approximately 10,841 square feet with a proposed retail use.

Article VI Bulk Regulations: The required yards are correctly rendered (30' front, 10' side and 20' rear) and the structures do not appear to violation them, showing frontages on both Legacy Pointe Blvd., and Rutland Drive. Building and impervious surface coverages are within the required code, 20.2% (50% max) and 79.06% (80% max) respectively. Pervious pavers are utilized to achieve compliance. The proposed building heights are 30' at the highest structural point and meet within the maximum height allowance of 35'.

Vehicular and Pedestrian Access: Two vehicular access points are proposed, one at the Southwestern corner on Legacy Pointe Blvd., and the second at the Northeastern corner at Rutland Drive. The drive aisles as shown are appropriate in width, being 26' in between parking areas and rows.

Eight-foot-wide sidewalks are proposed along Legacy Pointe Blvd., along with a six foot wide sidewalk Rutland Drive. Multiple pedestrian connections to the right-of-way throughout the site are proposed.

Article IX Parking: Parking for the restaurant spaces are 1 space for every 100 square feet of floor space, with a requirement of 92 spaces, and for commercial retail, with 1 space for every 250 square feet of floor space, with a requirement of 85 spaces. There is a requirement of 177 spaces to be provided, including six ADA spaces. The applicant is providing 193 spaces, which will include eight ADA spaces due to the business type and high traffic seasonal demands. All parking spaces are appropriately sized. Bicycle parking is proposed at the front of the building and an adequate detail is provided. Wheel stops are not proposed nor permitted.

Article X Landscaping: The landscape plans are under review by the City's consultant. Any comments received shall be addressed before the submittal of construction plans. The street yard vehicular surface planting required alongside Rutland Road and Legacy Pointe Blvd., are shown. There is no transitional protective yard requirement.

6-103.7 Commercial Design Guidelines: Building height is identified at 30, below the maximum permitted of 35'. The building overall façade is faced with masonry materials (83.42%), and prefinished metal panels (16.58%). A waiver has been requested for a combined maximum of 16.58 % secondary materials on all elevations, and is broken down as follows:

East – Masonry 67.87% / Secondary 32.13%
West – Masonry 97.80% / Secondary 2.20%
North – Masonry 93.12% / Secondary 6.88%
South – Masonry 81.79 % / Secondary 18.21%

The HVAC equipment is not shown; however, it is noted that all equipment will be screened via parapet walls on the roof. Wall mounted light fixtures are decorative designs and parking lot lighting fixtures are acceptable. The photometric plan does not indicate excessive light bleed off the property lines. Wall mounted utility and meter equipment shall be painted to match the building façade it is attached to. The rear of the parapet tower elements is not finished with masonry, rather metal to match the building.

Other: The plans show trash receptacles and bicycle racks located at the front of each of the three buildings. The two dumpster enclosures are compliant with City code and are to include masonry walls, steel gates and a pedestrian door. Decorative aluminum fencing is shown around the proposed outdoor patio area on the East elevation of Building C. All fencing shall be low maintenance material. Retaining walls as shown are to be constructed of segmental block.

Waivers/Variations: The following variances are requested – STAFF SUPPORTS

1. 6-103.7 CDS - Masonry façade materials. Request to allow up to 16.6% secondary materials in aggregate for all three buildings. The breakdown is as follows:
East – Masonry 67.87% / Secondary 32.13%
West – Masonry 97.80% / Secondary 2.20%
North – Masonry 93.12% / Secondary 6.88%
South – Masonry 81.79 % / Secondary 18.21%

Summary: This proposal is for the addition of Building C to the previously approved LP Retail Center. The previous iterations show Buildings A and B only. The City's zoning supports this type

of commercial development. A revised final plat, to increase the area of the lot, has been submitted and is on this agenda.

Recommendation: Staff recommends approval of the site plan modification for the LP Retail Center at Rutland Drive and Legacy Pointe Blvd, subject to the conditions below.

Planning and Zoning:

1. The building façade shall consist of 100% brick and/or stone, unless the requested waiver for the secondary materials is granted.
2. All roof mounted HVAC equipment shall be screened via parapet walls.
3. Provide details of building mounted lighting fixtures, which shall be decorative in nature.
4. The landscape plan comments will be via separate cover. Landscape plan comments shall be addressed prior to submitting construction drawings.
5. All signage shall be submitted by separate application to the Planning Department.
6. Provide additional crosswalks and striping throughout the dumpster corrals and to loading zones, for customer and employee safety.
7. Brick shall be clay, baked and individually laid.
8. Stone shall be individually laid.
9. Provide a fence detail. All fencing shall be constructed with a low maintenance material.
10. Poles and posts shall be decorative and painted black or a neutral color compatible with the site.
11. Bollards shall not be painted yellow, rather a neutral color compatible with the site.

Engineering:

1. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval.
2. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
3. Landscaping plans shall be approved prior to the approval of the construction plans.
4. Each proposed restaurant shall have its own (1,500 gallon minimum) grease trap.
5. 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.
6. The development is requesting a median cut in Legacy Pointe Boulevard. Previous iterations of the site included a median cut closer to the intersection of Legacy Pointe Boulevard and Rutland Drive. The proposed location reduces conflict with the intersection and is more suitable.
7. The curb line on Legacy Pointe Boulevard shall be adjusted, as shown, to eliminate the on-street parking that would otherwise hinder intersection sight distance at the driveway.
8. A R3-4 sign (No U-Turns) shall be installed in the medians of Legacy Pointe Boulevard to eliminate U-turn movements at the driveway.
9. An additional curb ramp is needed on the southwest side of Building C to connect the pedestrian access route from the public right-of-way to the buildings.
10. If project is approved, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

West Wilson Utility District:

1. Service configuration may change.
2. Add note: All private fire hydrants shall be painted white.

Wilson County Schools:

1. No Comments



Mt. Juliet, Tennessee

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

Staff Report

File #: 0921

Agenda Date: 11/21/2024

Agenda #: 8.C.

Title:

Review the Final Master Development Plan/Site Plan for Golden Bear Retail Center, located at 1995 Golden Bear Gateway.



MEMORANDUM

Date: November 21, 2024

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Golden Bear Retail Center
Final Master Development Plan, Site Plan
Map - 072
Parcel(s) – 42.09

Request: Para Design, LLC., on behalf of their client, Naren Patel, is requesting a final master development plan and site plan approval for the Golden Bear Retail Center. This will include four retail units, and one restaurant in an approximately 6,304 s.f. building in district 3.

Analysis: The subject property is located at the corner of Golden Bear Gateway and Sire Avenue and sits in front of the Jackson Hills subdivision. The property is part of the Jackson Hills (formerly Stone Farm PUD). The parcel is 1.38 acres and is zoned CNS-PUD. The proposed development is located on the North side of the parcel, which adjoins the previously developed Golden Bear Market (2021).

Pedestrian Access/Sidewalks: There are existing sidewalks on the Southern portion of the parcel, in front of the Golden Bear Market, and will be extended to the North fronting Golden Bear and along Sire Avenue. The site will include a sidewalk connection from both Golden Bear Gateway and Sire Avenue, along with striped crosswalks to connect to the building sidewalk.

Article IX Parking: The total number of spaces provided exceeds the minimum required (48 required, 51 provided). The dimensions of the parking spaces and drive aisles are compliant with the regulations (9' x 17.5' parking, and 26' minimum for drive aisles). Wheel stops are only proposed on the western edge of the parking lot, to accommodate for Stormwater management purposes, as it sits directly adjacent to the bio-retention pond. Plan designs note that bollards are to be painted a color complimentary to the building, and parking lot lighting is decorative.

Access: Access to the site is via Sire Avenue and Vanner Road, with no direct access to Golden Bear Gateway. A continuous drive aisle runs across the rear property line that connects Sire Avenue and Vanner Road. There is a proposed drive-thru access lane that runs along the rear of the building to access Unit A, which is a proposed Tim Hortons restaurant. This lane is shown to access a drive-thru pickup window on the North side of the building. There is an extruded curb shown to the immediate East of the drive-thru lane.

Per ordinance 2023-29, drive-thru windows are not allowed in CNS zoning, however walk up windows may be permitted if located on the right of way facing façade, but never permitted where abutting residential development, per 6.102A. The North side of this parcel is being shown to be one-way in traffic direction. The loading zone is located at the Southeastern corner of the building.

6-103.7 Building Design: The proposed building is approximately 6,304sf with five partitions within for leasable spaces between 1,152sf and 1,400sf in size. The building is primarily brick and stone, with a small amount of secondary materials proposed as stone veneer, and anodized aluminum for accent areas. The roof is metal and will include decorative cupolas with copper caps and aluminum. The HVAC equipment is shown at the rear (East) side of the building and will all be property screened from horizontal view. Staff requests any wall mounted utility equipment (if proposed) is painted a color complimentary to the building.

There is decorative lighting in the form of sconces shown around the perimeter of the building. Wall packs are not allowed (LT2 Lithonia WPX1 is not an acceptable design), decorative lighting shall include the location as shown on the north end of the building to include the area over the “drive-thru” window.

There are soldier course bands shown on the exterior of the building within the brick to break up the monotony. There is also a significant amount of stone shown throughout the exterior elevation along the lower portion of the building. Staff does recommend some additional architectural features on both the North and South ends of the building, as they are both highly visible from street view.

Article X Landscaping: The landscaping plans are currently under review by the City’s landscape consultant. The development is located adjacent to the Jackson Hills subdivision, therefore a landscape buffer is required along the Eastern property line. The plans indicate a 20’ wide type D4 buffer. There is an existing 6’ tall, privacy fence along the eastern property line abutting the Jackson Hills subdivision that was placed at the time of the construction of the Golden Bear Market, that includes this portion of the parcel. This was placed to buffer the negative impact of the retail areas from the adjacent residential area. Detention ponds are screened with vegetation.

Other: Bicycle racks and decorative trash receptacles are shown and the details reflect they are compliant with the commercial design standards. The bicycle rack location is shown within a landscape island and will be requested to be moved a more conducive location abutting the building. The proposed parking lot lighting details, as shown, are decorative in nature, and in compliance with codes. Details on the site plan show the retail center will share the previously developed dumpster corral on the Golden Bear Market parcel. Per staff requests, pedestrian striping and pavement is provided to the dumpster from the strip center.

Waivers & Variances: The following waivers are requested:

1. 6-103.7 Commercial Design Guidelines: Metal roof – STAFF SUPPORTS

Final Master Development Plan: The final master development plan is in substantial conformance with the previously approved preliminary master development plan (ordinance 15-02). The overall site layout was established with the PMDP and has not changed significantly with

this FMDP submittal. The overall number of structures on the property has not changed. The FMDP and site plan reflect many of the changes requested by staff, Planning Commission and the Board of Commissioners.

Summary: The final master development plan is in substantial conformance with the preliminary master development plan (ordinance 15-02) and the site plan reflects the work the applicant has performed in conjunction with staff during prior reviews. The greatest shortcoming with this site plan is that drive thru windows are not permitted in CNS zoning as proposed in this submittal.

Recommendation: Staff recommends approval of the final master development plan and the site plan, for the Golden Bear Retail Center, subject to the conditions as noted below.

Planning and Zoning:

1. All conditions of approval for the Preliminary Master Development Plan PUD, ordinance 15-02, shall be adhered to.
2. All landscape plan review comments shall be addressed prior to the submission of construction documents to Public Works.
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. All wall mounted exterior lighting fixtures shall be decorative. Replace the LT2 Lithonia WPX1 with a more decorative type.
7. All signage shall be reviewed and approved via a separate application to the Planning Department.
8. Any wall mounted utility equipment shall be painted a color complimentary to the building façade.
9. Paint bollards a color complimentary to the building façade; no yellow bollards are permitted.
10. Relocate the bicycle rack location adjacent to the building, and not in a landscape bed.
11. Per ordinance 2023-29, drive-thru windows and noise generating communication systems, “speakers” shall not be permitted in CNS zoning. Walk up windows may be permitted if located on the right of way facing façade but shall never be permitted where abutting residential development per 6.102A. Revise the layout accordingly.
12. All development on site shall comply with the supplemental provisions found in Article 3-104.7.5, depending on uses for retail center.
13. All fencing shall be low maintenance, decorative type.
14. Combustible landscaping material is prohibited within 3’ of the building.
15. Provide architectural features to Northern and Southern ends of the building to break up the monotony.

Engineering:

1. Landscaping plans shall be approved prior to the approval of construction plan review.
2. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.

3. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
4. Each proposed restaurant in the development shall have its own grease trap.
5. The curb for the drive-thru shall be mountable.
6. Extend the drive-thru curb to the existing speed bumps on the access alley.
7. Sidewalks shall be constructed on Sire Drive, as shown.
8. The turndown sidewalk shall be at least 5' wide, excluding the width of the curb.
9. The flares on the standard commercial driveway shall be 6'. Update the standard detail.
10. All applicable City standard details shall be used.
11. If project is approved, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

West Wilson Utility District:

1. Are you sure that you only want 1 – domestic meter?

Wilson County Schools:

1. No Comments