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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 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, 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, 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**

Enactment No: 2024-54



## 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, 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, Hefner, and Commissioner Floyd

**Abstain:** Vice Chair Rast  
Enactment No: 2025-01

- 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, Hefner, and Commissioner Floyd

**Abstain:**         Vice Chair Rast



Enactment No: 2025-02

- 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.

Enactment No: 2024-55

- 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, Hefner, and Commissioner Floyd

Enactment No: 2025-03

- 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, Hefner, and Commissioner Floyd

Enactment No: 2025-04

- 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, Hefner, and Commissioner Floyd  
Enactment No: 2024-55

**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, 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.**

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Luke Winchester, Chairperson

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Kenny Howell, Planning Commission Secretary