



Mt. Juliet, Tennessee

Planning Commission

Agenda

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

Thursday, October 17, 2024

6:30 PM

Commission Chambers

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**
- 2. Set Agenda**
- 3. Staff Reports**
- 4. Citizen's Comments**
- 5. Minutes Approval**
 - 5.A.** Review and Adopt the Minutes from the September 19, 2024, Planning Commission Meeting.
- 6. Consent Agenda**
 - 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.
 - 6.D.** Review the Site Plan for The Benders Ferry Subdivision Amenities, located at 771 Benders Ferry Rd.
 - 6.E.** Review the Site Plan for Texas Roadhouse, located at 145 Bear Crossing.
 - 6.F.** Review the Final Plat for the Polecat Road Project - Crabtree, located at 87 Polecat Road.
 - 6.G.** Review the Final Plat for the Polecat Road Project - Stahl, located at 1706 Mays Chapel Road.

- 6.H. Review the Final Plat for the Polecat Road Project - Velinov, located at 1630 Mays Chapel Road.
- 7. **Final Plat**
 - 7.A. Review the Final Plat for the Revision of Lots 23 & 24 of Maple Crossing Phase 1, located at 218 Argea Drive.
 - 7.B. Review the Final Plat for Golden Gateway Lots 2 & 5, located at 1201 Rutland Drive.
 - 7.C. Review the Final Plat for Walton's Grove Ph. 7A located on Kilkenny Way.
 - 7.D. Review the Final Plat for the MWAM Subdivision, located at 9911 Central Pike.
- 8. **Final Master Development Plan**
 - 8.A. Review the Final Master Development Plan for Bradshaw Farms Phase 4, located off Vanner Road and Beckwith Road.
- 9. **Preliminary Plat**
 - 9.A. Review the Preliminary Plat for Bradshaw Farms Phase 4, located at Vanner Road and Beckwith Road.
- 10. **Rezone**
 - 10.A. **Review the Rezone Recommendation from R-1 to C-3 for 4507 & 4511 Central Pike to Wilson County Planning.
 - 10.B. **Review the Rezone Request from RS-40 to Commercial Neighborhood Services (CNS) for 434 Nonaville Road.
- 11. **Annexation, Plan of Services, PMDP, PUD Amendment**
 - 11.A. **Review the Annexation and Plan of Services for Rosemont, located at 1826 Benders Ferry Road.
 - 11.B. **Review the Preliminary Master Development Plan PUD, including a Rezone from RS-40 to RS-30 PUD for Rosemont, located at 1826 Benders Ferry Road.
 - 11.C. **Review the Major PUD Amendment for Beckwith Business Park, located at 5158 Beckwith Road.
 - 11.D. **Review the Annexation and Plan of Services for Silver Springs Phases 8-13, located at 9621 Lebanon Road.
 - 11.E. **Review the PUD Amendment for Silver Springs Phases 8-13, located at 9621 Lebanon Road.

12. 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 #: 0888

Agenda Date: 10/17/2024

Agenda #: 5.A.

Title:

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



Mt. Juliet, Tennessee
Thursday, September 19, 2024 6:30
PM
Planning Commission
Meeting Minutes - Draft

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

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

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

1. Call to Order

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

2. Set Agenda

Chairman Winchester set the Agenda as stated.

3. Staff Reports

Staff reviewed their reports and updated the commission on projects.

4. Citizen's Comments

Chip Ashley 573 Montross Dr Represented item 6.G. requested a 1 month deferral.

Don Eskew, 107 York Rd. asked when it would be best for him to speak on Ace Hardware.

5. Minutes Approval

5.A. Review and adopt the Minutes from the August 15, 2024, Planning Commission Meeting.

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Larry Searcy

Aye: Chairperson Winchester, Commissioner Christenson,

Commissioner Searcy, Commissioner George, Commissioner Armistead

Absent: Commissioner Bullock, and Commissioner Hefner

Abstain: Ted Floyd

6. Consent Agenda

Douglas Giacomello, 5010 Kelsey Glen, spoke out against item 6.C. with safety concerns.

Carl Modert, 6017 Whitworth Dr., spoke out against 6.C. with safety concerns.

Chairman Winchester closed the planning commission meeting and opened a public hearing for items 6.C., 6.D., 6.E and 6.F. There were no citizen comments. Chairman

Winchester closed the public hearing and reopened the planning commission meeting. This was approved.

RESULT: APPROVED

Absent: Commissioner Bullock, and Commissioner Hefner

6.A. The Sewer Letter of Credit (20224910) for Providence Central - Adams Lane Realignment in the amount of \$215,490.00 can be released.
This Action Item was approved.

6.B. The Development Letter of Credit (55111137) for Bradshaw Farms - Offside Road Improvement - Vanner Road in the amount of \$36,252.07 can be released.
This Action Item was approved.

6.C. **A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS WHISPERING MEADOWS, LOCATED AT 0 RITTER DR. MAP 076 PARCELS P/O 021.02, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

This Ordinance was **Positive Recommendation. to the Board of Commissioners due back on 9/23/2024

6.D. Review the Final Plat for Willow Landing Phase 2, located off Mays Chapel Road. The Planning Commission requests decorative lighting at site entrances.
This Action Item was approved.

6.E. Review the Final Plat for Windtree Pines Phase 2C, 4A, 5A, 6A, and 7A, located off Windtree Club Drive.

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

RESULT: APPROVED

MOVER: Larry Searcy

SECONDER: Luke Winchester

Aye: Chairperson Winchester, Commissioner Christenson,

Commissioner Searcy, Commissioner George, Commissioner Armistead, and Commissioner Floyd

Absent: Commissioner Bullock, and Commissioner Hefner

Abstain: Vice Chair Rast

6.F. Review the Final Plat for Waterford Park Phase 3, located at 1367 S. Rutland Rd.

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

RESULT: APPROVED

MOVER: Larry Searcy

SECONDER: Luke Winchester

Aye: Chairperson Winchester, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Armistead, and Commissioner Floyd

Absent: Commissioner Bullock, and Commissioner Hefner

Abstain: Vice Chair Rast

6.G. Review the Site Plan for Providence Commons Phase 2, located at 671-673 S. Mt. Juliet Rd.

This Action Item was deferred to the Planning Commission due back on 10/17/2024

RESULT: DEFERRED

6.H. Review the Preliminary Plat for Elder's Ace Hardware, located at 10645 Lebanon Rd.

Planning and Zoning:

1. Correct spelling error for the word "parcel" under the owner block.
2. Correct setbacks along Lebanon Road on Lot 4 and 5, to 15'.

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 required prior to construction plan approval is issued.
3. Drainage report is under preliminary review. A comprehensive review of the drainage report shall take place at the construction plan review.
4. Roof drains for the building shall be subsurface and connect into the storm collection system.
5. The development is not proposing detention. Provide additional calculations showing the peak storm passing faster vs detaining onsite when assessing downstream conditions. The drainage report shall address downstream impacts. This will be reviewed at construction plan review.
6. Proposed pump station specifications will be provided at construction plan review.
7. Proposed pump station shall not be in the 100-year floodplain.

8. All grading shall be 3:1 or flatter.
9. The private drive shall be designed as a minor collector. The turn lane may taper down after the western driveway.
10. The access easement shall be wide enough to contain the back of sidewalk.
11. ADA curb ramps shall be shown in the ADA access aisle adjacent to the accessible parking spaces.
12. Provide a turndown style sidewalk along the east side of the building.
13. Correct the radius measurement on the northwest corner of the internal intersection.
14. Parking drive aisles shall be 26' minimum.
15. Signal modification plans shall be submitted with construction drawings.
16. All stop bars shall be at least 4' from the back of the crosswalk.
17. Curb and gutter is required for the section of York Road where sidewalk is being installed.
18. On the preliminary plat - extend PUDAE to the eastern property line.
19. On the preliminary plat- shift ROW line to where it is 25' from the centerline of York Road
20. Stormwater Coordinator: Buffer signage needed at construction plan along buffers with no mow language.
21. Stormwater Coordinator: Construction Plans - Tennessee Rule 0400-10-.04 required for water quality and quantity.
22. No construction activities in the 100-year floodplain can occur without submittal and approval to FEMA for a CLOMR-F or a "No-Rise" and approved by the City Engineering Department before construction can begin. The City's Floodplain Administrator recommends not altering the Special Flood Hazard Area (SFHA) in any way. Coordinate with staff during construction plan review for mitigation measures.
23. R1-1 (STOP) signs and R1-3p (ALL-WAY) plaques required on all approaches of the all-way stop intersection.
24. The curb ramp at the all-way stop intersection should be aligned anticipating future sidewalks on the other side of the drive.
25. All signs shall be mounted at 7 feet between the ground and the bottom of the sign.
26. The City standard for extruded curb and sidewalk with turndown curb shall be used.
27. 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.
28. If project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. The existing water line easement shall not be abandoned unless WWUD approves a new route for the existing 12" water line.
2. Water line relocation shown is not WWUD's design. One cannot keep the water line in service on York Road the way the plans are drawn. I would recommend a meeting to discuss.
3. Trees are shown planted on top of the relocated water line.

Wilson County Schools:

1. No Comments

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

RESULT: APPROVED

MOVER: Larry Searcy

SECONDER: Luke Winchester

Aye: Chairperson Winchester, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Armistead, and Commissioner Floyd

Absent: Commissioner Bullock, and Commissioner Hefner

Abstain: Vice Chair Rast

- 6.I.** AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING SECTION 3.103.3.7.A, COMMERCIAL ACTIVITIES, ENTERTAINMENT AND AMUSEMENT SERVICES, TO REMOVE THE SEATING CAPACITY RESTRICTION ON ENTERTAINMENT AND AMUSEMENT SERVICES.

This Ordinance was **Positive Recommendation.to the Board of Commissioners due back on 9/23/2024

7. Appointments

- 7.A.** Review the appointment of one Planning Commission member to a steering committee for the development of the City's roadway safety action plan. Staff explained the appointment duties to the commission. There were no citizen comments.

A motion was made by Chairperson Winchester, seconded by Commissioner Christenson, to nominate Vice Chair Rast to the Steering Committee. The motion carried by the following vote:

8. Site Plans

- 8.A.** Review the Site Plan for Elder's Ace Hardware, located at 10645 Lebanon Rd. Staff reviewed their reports and answered questions from the commission. Joe Haddix, Civil Site Design Group 2305 Kline Ave, represented the project. Don Eskew 101 York Rd. Spoke out in favor of requiring a landscape buffer. He also has flooding concerns.

Planning and Zoning:

1. The Planning Commission granted a variance to 6-103.7 CDS - Masonry façade materials. Allowing for no less than 50% brick and/or stone on all facades and no more than 50% secondary materials on all facades.

2. A variance for 100% secondary material is required for the greenhouses.
3. Sidewalk is required along both sides of all internal streets and along the property's exterior frontages (York and Lebanon).
4. Provide details of building mounted lighting fixtures, which shall be decorative in nature.
5. The landscape plan comments will be via separate cover. Landscape plan comments shall be addressed prior to submitting construction drawings.
6. Provide heavy landscaping around all detention/retention ponds.
7. The Planning Commission did not grant a waiver to 10-111 Landscape - to omit the buffer on the northern property line. Identify the landscape buffer sections used, the northern property line requires a D-type buffer.
8. Provide a tree protection plan.
9. Identify plant material proposed to be saved in lieu of the buffer sections.
10. Provide details of all fencing by area, proposed for the site, which must be low maintenance, opaque material. Wood fencing is prohibited.
11. Please revise note #7, as all signage shall be submitted by separate application to the Planning Department.
12. Define "open covered area", provide additional detail.
13. Provide additional crosswalks and striping throughout the parking lot and to loading zones, for customer safety access.
14. Provide signage in black, decorative poles to show location for concrete curb corrals.
15. Provide Propane fill station enclosure details at FMDP.
16. Any outdoor storage must be property screened via the same material and façade as the building. Tractor trailer, portable trailer, etc. are not permitted.
17. On sheet C5.00, the dumpster gate detail is not legible, please correct.
18. Wall pack lighting is not permitted.
19. Provide common signage for all 5 lots located along Lebanon Rd.
20. Provide addition decorative lighting at the entrance to Lebanon Rd.

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 required prior to construction plan approval is issued.
3. Drainage report is under preliminary review. A comprehensive review of the drainage report shall take place at the construction plan review.
4. Roof drains for the building shall be subsurface and connect into the storm collection system.
5. The development is not proposing detention. Provide additional calculations showing the peak storm passing faster vs detaining onsite when assessing downstream conditions. The drainage report shall address downstream impacts. This will be reviewed at construction plan review.
6. Proposed pump station specifications will be provided at construction plan review.
7. Proposed pump station shall not be in the 100-year floodplain.
8. All grading shall be 3:1 or flatter.
9. The private drive shall be designed as a minor collector. The turn lane may taper down after the western driveway.

10. The access easement shall be wide enough to contain the back of sidewalk.
11. ADA curb ramps shall be shown in the ADA access aisle adjacent to the accessible parking spaces.
12. Provide a turndown style sidewalk along the east side of the building.
13. Correct the radius measurement on the northwest corner of the internal intersection.
14. Parking drive aisles shall be 26' minimum.
15. Signal modification plans shall be submitted with construction drawings.
16. All stop bars shall be at least 4' from the back of the crosswalk.
17. Curb and gutter is required for the section of York Road where sidewalk is being installed.
18. Complete sidewalk west of York to bridge and install a crosswalk at York and Lebanon Rd.
19. On the preliminary plat - extend PUDAE to the eastern property line.
20. On the preliminary plat- shift ROW line to where it is 25' from the centerline of York Road
21. Stormwater Coordinator: Buffer signage needed at construction plan along buffers with no mow language.
22. Stormwater Coordinator: Construction Plans - Tennessee Rule 0400-10-.04 required for water quality and quantity.
23. No construction activities in the 100-year floodplain can occur without submittal and approval to FEMA for a CLOMR-F or a "No-Rise" and approved by the City Engineering Department before construction can begin. The City's Floodplain Administrator recommends not altering the Special Flood Hazard Area (SFHA) in any way. Coordinate with staff during construction plan review for mitigation measures.
24. R1-1 (STOP) signs and R1-3p (ALL-WAY) plaques required on all approaches of the all-way stop intersection.
25. The curb ramp at the all-way stop intersection should be aligned anticipating future sidewalks on the other side of the drive.
26. All signs shall be mounted at 7 feet between the ground and the bottom of the sign.
27. The City standard for extruded curb and sidewalk with turndown curb shall be used.
28. 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.
29. If project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.
30. No construction traffic permitted off of York Rd.
31. Erosion control measures shall be placed in the interior of the buffer and not at the property line to ensure the buffer is left intact.
32. Work with staff to install a raised median at entrance point.
33. Remove curve C3 and replace with a 4 way stop with crosswalks showing connectivity to eastern property line.
34. Add 4 way intersection to Road L1 showing connectivity to lot 5.
35. Work with staff to ensure large commercial trucks can freely navigate the site (i.e. Trash Trucks & Delivery Trucks)

WWUD:

1. The existing water line easement shall not be abandoned unless WWUD approves a new route for the existing 12" water line.
2. Water line relocation shown is not WWUD's design. One cannot keep the water line in service on York Road the way the plans are drawn. I would recommend a meeting to discuss.
3. Trees are shown planted on top of the relocated water line.

Wilson County Schools:

1. No Comments

A motion was made by Chairperson Winchester, seconded by Commissioner Searcy, that this Action Item be approved subject to the conditions listed above. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Luke Winchester

SECONDER: Larry Searcy

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

Absent: Commissioner Bullock, and Commissioner Hefner

9. PUD Amendment

9.A. **Review the PUD Amendment for Tomlinson Pointe, located at 2844 Curd Rd.

Staff reviewed their reports and answered questions from the commission. Mike Burton, 2448 West Clay Dr. Toll Brothers, Represented the project. Rebecca Ruzek, 505 Parrish Way, spoke out against the amendment. Boris Ruzek, 505 Parrish Way, spoke out about how the project site blasting and development has effected his property. Joel Burns, 2980 Curd Rd. Thanked Commissioner George and spoke out against the project and asked for better communication from the developer.

Planning and Zoning:

1. Provide sidewalk on both sides of all internal streets.
2. Provide evergreen landscaping around the pump stations.
3. Identify the location of the split rail fencing on the final master development plan.
4. The renderings supplied do not match the waiver approved, showing too much hardi, revise.
5. Water management ponds shall be screened with vegetation.
6. Trails shall be located in access easements.
7. The base zoning shall be RS-20 or a land use amendment is required.
8. All residential zoning regulations of 5-104.4 shall be adhered to excepting any

- waivers granted.
9. All relevant conditions of previous Tomlinson Pointe PUD approvals shall be adhered to.
 10. Should it be legal, the PUD Amendment dissolves if a deal has not closed with the city of Mt. Juliet within 2 years of this letter.

Engineering:

1. Previous PUD conditions apply.
2. Per the existing PMDP conditions, access lane cul-de-sacs that exceed the unit threshold shall contain at least 24' of pavement.
3. All residential driveways shall be 22' or greater.
4. ADA compliant curb ramps are required at the intersection of Road K and Road M. This includes a connection to the trail.
5. 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.
6. Provide sewer profiles at FMDP.

WWUD:

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

Wilson County Schools:

1. No Comments

A motion was made by Vice Chair Rast, seconded by Chairperson Winchester, that this Ordinance be recommended for approval to the Board of Commissioners, due back 10/28/2024 subject to the conditions listed above. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Luke Winchester

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

Absent: Commissioner Bullock, and Commissioner Hefner

10. Annexation, Plan of Services, Rezones

10.A. **Review the Annexation including a Plan of Services for 448 Bass Ln.

Staff reviewed their reports and answered questions from the commission. Charlie Dean, Dean Design Group, 1633 W Main St., Represented the project. Kenny Blyth

343 Bass Lane. confirmed the negative vote. Chairman Winchester closed the planning commission meeting and opened a public hearing. There were no citizen comments. Chairman Winchester closed the public hearing and reopened the planning commission meeting.

A motion was made by Commissioner George, seconded by Commissioner Searcy, that this Ordinance be recommended for denial to the Board of Commissioners, due back 10/28/2024. 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, Commissioner Armistead, and Commissioner Floyd

Absent: Commissioner Bullock, and Commissioner Hefner

10.B. **Review the Annexation including a Plan of Services for 4009 Beckwith Rd.

Staff reviewed their reports and answered questions from the commission. Chairman Winchester proposed hearing items 10.B & 10.C as one voting item. There were no objections. Chairman Winchester closed the planning commission meeting and opened a public hearing. There were no citizen comments. Chairman Winchester closed the public hearing and reopened the planning commission meeting.

A motion was made by Commissioner Armistead, seconded by Commissioner Christenson, that this Ordinance be recommended for approval to the Board of Commissioners, due back 10/28/2024. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Linda Armistead

SECONDER: Rebecca Christenson

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

Absent: Commissioner Bullock, and Commissioner Hefner

10.C. **Review the Rezone from Wilson County R1 to Interstate Commercial for the property located at 4009 Beckwith Rd.

A motion was made by Commissioner Armistead, seconded by Commissioner Christenson, that this Ordinance be recommended for approval to the Board of Commissioners, due back 10/28/2024. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Linda Armistead

SECONDER: Rebecca Christenson

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

Absent: Commissioner Bullock, and Commissioner Hefner

11. Land Use Plan Amendment, Preliminary Master Development Plan

- 11.A.** **Review the Land Use Plan Amendment from Low Density Residential to Medium Density Residential for the Godfrey Subdivision, located at 1030 Nonaville Rd. Staff reviewed their reports and answered questions from the commission. Joe Haddix, CSDG, 2305 Kline Ave represented the project. Demon Bragg, 800 Loman Rd, Pastor of the Church, Spoke out in favor of the project.

Anita Carver, 1061 Nonaville Rd. spoke out against the development due to safety concerns. A motion was made by Commissioner Christenson, seconded by Commissioner George that this ordinance be denied. The motion failed 5-2-0.

A motion was made by Commissioner Rast, seconded by Commissioner Armistead, that this Ordinance be recommended for approval to the Board of Commissioners, with the condition that should the associated PMDP fail that the land use revert back, due back 10/28/2024. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Linda Armistead

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

Nay: Commissioner Christenson, and Commissioner George

Absent: Commissioner Bullock, and Commissioner Hefner

- 11.B.** **Review the Preliminary Master Development Plan PUD with a Rezone from RS-40 to RS-30 PUD for the Godfrey Subdivision, located at 1030 Nonaville Rd. Staff reviewed their reports and answered question from the commission. Joe Haddix, CSDG, 2305 Kline Ave., represented the project. There were no citizen comments.

Planning and Zoning:

1. Remove the church property from the PUD and calculate density based on this area. Staff does not support including the church property in the PUD. Actual density without this area is 1.5 dua.
2. Staff does not support a land use amendment for the current or future church property.
3. Staff does not support a rezone for the current or future church property.
4. The 4' wide landscape and fence easement shall not encroach into the intersection sight triangle.
5. Overall density shall be capped at 1.1 dwelling units per acre.
6. Provide decorative street lighting at the entrance of the subdivision and throughout.
7. Planning Commission granted 50% full masonry and 50% masonry and fiber cement in lieu of 100% masonry for all structures
8. Planning Commission granted to omit masonry column between garage doors
9. Planning Commission granted to encroach into minimum edge requirements for the church driveway

10. Planning Commission granted 30'f, 10's, 20'r in lieu of 30', 20' 20'
11. Planning Commission granted minimum lot width of 75' in lieu of 100' -
12. Planning Commission granted maximum lot coverage of 35% in lieu of 25%
13. 4-102.104 Subregs: Planning Commission granted disturb slopes greater than 20%

Engineering:

1. All sanitary sewers shall be (minus service laterals) public and contained within a 20' easement (minimum).
2. Landscaping plans shall be approved prior to construction plans approval.
3. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
4. No steep slopes are allowed in the building envelope.
5. Staff does not support variance #2. All roads shall be designed per code based on classification.
6. Staff supports variance request #3 under "Other Requested Variances".
7. Staff supports variance request #5 under "Other Requested Variances" in a cut condition only.
8. A variance is required for edge clearance under 15 feet.
9. If wet ponds are used, aeration shall be provided.
10. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
11. No onsite grinder systems or step systems are allowed for this development.
12. All sidewalks, trails, curb ramps, and crosswalks shall meet ADA compliance.
13. A sight distance profile has been submitted. Sight distance is adequate. The entry feature/sign may not be within the sight triangle.
14. The City does not own the property frontage section of Nonaville Road. Therefore, sidewalk is required to be located outside the ROW along the property frontage. This sidewalk shall be maintained by the HOA.
15. Any road improvements made to Nonaville Road are subject to review and approval of the Wilson County Road Commission.
16. ADA compliant curb ramps are required at the end of the sidewalks.
17. Show the existing building for the church on the site plan. Show the proposed location for the church driveway.
18. 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.
19. Stormwater Coordinator: Vicinity map needed on the cover sheet.
20. Stormwater Coordinator: Construction Plans - Tennessee Rule 0400-10-.04 required for water quality and quantity.
21. Owner on the Cover Sheet does not match the Register of Deeds.
22. Identify the intersection with 24 hour flashing signage on both sides of Nonaville.

WWUD:

1. The proposed water lines shown are not WWUD's design.

West Wilson Utility District:

1. No Comments

A motion was made by Commissioner Rast, seconded by Commissioner Armistead,

that this Ordinance be recommended for approval to the Board of Commissioners, subject to the conditions listed above, due back 10/28/2024. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Linda Armistead

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

Nay: Commissioner Christenson, and Commissioner George

Absent: Commissioner Bullock, and Commissioner Hefner

- 11.C.** **Review the Land Use Plan Amendment from Interstate Commercial to Mixed Use for Golden Bear Place, located off Beckwith Rd.

Staff reviewed their reports and answered questions from the commission.

Chairman Winchester proposed combining 11.C. & 11.D. together there were no objections.

A motion was made that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 10/14/2024. 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, Commissioner Armistead, and Commissioner Floyd

Absent: Commissioner Bullock, and Commissioner Hefner

- 11.D.** **Review the Preliminary Master Development Plan PUD with a Rezone from RS-40 to CMU PUD for Golden Bear Place, located off Beckwith Rd.

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

Planning and Zoning:

1. Add note that all open space shall remain undeveloped.
2. The preliminary plat previously approved will need to be revised and reapproved.
3. Confirm the units in area E will be single family, if so, revise the base zoning to RS-10.
4. 4-114 and 5-104.1 shall be adhered to excepting any waivers granted by the BOC.

5. 6-104.1 shall be adhered to excepting any waivers granted by the BOC.
6. 6-103.7 shall be adhered to excepting any waivers granted by the BOC.
7. Provide decorative street lighting on black poles throughout the development.
8. Provide black, split rail fencing and enhanced landscaping along the streets. Provide a detail.
9. Signage to be reviewed via a separate application to the Planning Department. All

waivers are subject to approval by the BOC.

10. Staff may request additional amenities and enhancements at final master development plan submittal.
11. On sheet C4.01, correct spelling from "Mount" to "Mt." Juliet.
12. All conditional uses on C1.01 shall not be granted as permitted uses excepting assisted living in area F.
13. Identify the commercial component of Area D and F (CMU zoning). 25% commercial shall be provided. Green space shall not be included in the required commercial percentages.
14. Provide civil details with future submittals.

Waivers/Variances:

1. Planning Commission approved the request to deviate from maximum building height allowed within the CRC, CI and CMU districts from 35' to 70' or 6 stories. All areas of the PUD are within ½ mile of the Beckwith Road Interchange. Height exemption shall be for Office, Hotel or Multi-family uses.
2. Planning Commission approved the request to omit a portion of the required perimeter fence for Area D, on the east side of the site along the creek buffer and Area E on the West side along the creek buffer.
3. Planning Commission approved the Multi-Family Residential and the Senior Living building exterior façades to contain a minimum mix of 50% brick, 50% Hardy Plank. The use of vinyl is strictly prohibited.
4. Planning Commission approved the request to allow roof top mounted HVAC units within the multi-family portions of the development. All roof top mounted equipment will be screened with parapet walls or approved alternate.
5. Planning Commission approved the request to deviate from the sign ordinance to allow the building signage as shown on the attached building elevations (increased number of signs and size of signs)
 - Storage Facility: North Wall (150 sf) and East Wall (150 sf)
 - Bowling Alley: North Wall (500 sf) South Wall (100 sf) East Wall (500 sf)
 - One large and one small. Variance to increase maximum size from 300 sf to 500 sf and number of permitted signs on one wall.
6. Planning Commission approved to allow offsite monument signage at locations shown on C2.01.
7. Planning Commission approved to allow project monument signage as shown on C4.01. Three (3) signs to be 25 ft tall, Three (3) signs to be 15 ft tall. To allow sign face area as shown C4.01.
8. Planning Commission approved to deviate from the Self Storage Supplemental Provisions to eliminate the requirement for an opaque barrier around the project site. All storage units are contained within the single building, and therefore the building itself provides the screening.

9. Planning Commission approved to request to exceed the number of units permitted on a cul-de-sac within the townhomes area (Area E).

Engineering:

1. Applicant states that they have completed a flood study of this site. The City requires

the flood study to be submitted to FEMA for approval based upon section 4.2, “*a flood study shall be required for areas outside the unnumbered A Zones, when the stream has a tributary area of one square mile or greater*”; According to StreamStats, the tributary (Sullivan Branch) has a watershed of 2.17 square miles.

2. Request updated sewer availability if not already requested.
3. A macerator for the site will be required for the multi-family portion of the development.
4. Construct boardwalk between Area C and Area E.
5. The updated traffic analysis still includes the Lowry property. The analysis needs to include only the trips generated by this site. The following additional traffic analysis is required:
 - a. Update the trip generation and compare to the original development
 - b. If the proposed PUD generates fewer trips than original, a memo outlining the new trips generated and assignment will be required.
 - c. If the proposed PUD generated more trips than the original, the full study shall be updated to include capacity analysis.
 - d. Regardless of trip generation, capacity analysis is required for the roundabout(s) within the development, including the optimal lane configurations.
6. Staff supports variance #9 with the caveat of 24' pavement width (excluding curb and gutter).
7. Provide specific land uses for each site.
8. Driveways on opposite sides of roadways shall align.
9. All driveways shall comply with TDOT's HSAM.
10. The access stubs connecting to parcels to the south shall match what is proposed in the Beckwith Business Park.
11. Transportation:
 - a. Construct an auxiliary lane from the I-40 westbound exit ramp to the primary access point including any required signal pole or utility relocation. Curb & gutter, grass strip, and stormwater collection shall be provided.
 - b. Construct a southbound right-turn lane onto the I-40 westbound entrance ramp. This lane shall be a maximum length of 400 feet including bay taper.
 - c. Reconfigure the existing intersection of Golden Bear Gateway and Beckwith Road into a right-in/right-out configuration. Extend the central median south to the I-40 westbound ramp intersection.
 - d. Provide landscaping with drip irrigation in the median island of Golden Bear Gateway in the area of the project.
 - e. Individual lot connections to Golden Bear Gateway are prohibited.
 - f. Provide a connection to the property to the west for future connectivity along the existing Old Beckwith Rd alignment.
 - g. Configure the intersection of the new project roadway and Old Beckwith Road into a roundabout. The laneage of the roundabout is dependent on the

- traffic analysis to be provided.
- h. Access to the commercial lots on the new project roadway shall be right-in/right-out only between Golden Bear Gateway and Old Beckwith Road. Provide a landscaped median island to restrict left-turns.
 - i. A traffic signal at the main project access to Golden Bear Gateway will be permitted as warranted. Traffic signal warrants shall be submitted with each site plan submittal. Once the property to the west is developed and Beckwith Road is aligned with Legacy Point Boulevard, the signal at the Golden Bear Place entrance may be reconfigured or removed by the City or others.
 - j. All public roadways to meet minor collector standards at a minimum.
 - k. 10' wide side paths shall be constructed in lieu of bicycle lanes along the collectors.
 - l. A 10' wide side path shall be constructed along the Golden Beat Gateway frontage including curb & gutter, grass strip, and stormwater collection.
 - m. The private roads within the townhomes section shall comply with the City's standard details and shall be classified based on ADT.
 - n. Provide enhanced pedestrian crossings between Areas A and D and Areas D and E.
 - o. Dedicate right-of-way north of the parking lot in Area A to connect Beckwith Road into a new connector road should the property to the west develop.
12. Construct a boardwalk between Area C and Area E.
 13. Access to the commercial sites within Area A shall be primarily from a shared access drive from Beckwith Road. This street shall extend to the parcel to the west. The driveway on the new collector road shall be right-in/right-out only.
 14. Area B shall have a maximum of 3 curb cuts.
 15. The driveways to Area C shall be right-in/right-out only if the driveways are aligned with the painted medians approaching the roundabout splitter islands.
 16. Provide curb extensions at three legged intersections where parallel parking spaces are provided in Area E. No parking shall be provided in the intersection.
 17. The two-way left-turn lane may not be transitioned into a through lane at the intersection of Beckwith Road and Old Beckwith Road. Additional width is needed for an exclusive left-turn lane.
 18. Remove the unneeded receiving lane on the new collector road at Golden Bear Gateway.
 19. All references to age restricted townhomes in Area E shall be removed.
 20. Stormwater Coordinator: Buffer signage needed at construction plan along buffers with no mow language.
 21. Stormwater Coordinator: Construction Plans - Tennessee Rule 0400-10-.04 required for water quality and quantity.
 22. 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.

WWUD:

1. The water lines shown are not WWUD's design.

Wilson County Schools:

1. No Comments

A motion was made by Chairperson Winchester, seconded by Vice Chair Rast, that this Ordinance be recommended for approval to the Board of Commissioners, subject to the conditions listed above, due back 10/28/24. 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, Commissioner Armistead, and Commissioner Floyd

Absent: Commissioner Bullock, and Commissioner Hefner

12. Adjourn

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

RESULT: APPROVED

MOVER: David Rast

SECONDER: Luke Winchester

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

Absent: Commissioner Bullock, and Commissioner Hefner

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

Luke Winchester, Chairman

Tyler Gutierrez, Secretary



Mt. Juliet, Tennessee

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

Staff Report

File #: 0870

Agenda Date: 10/17/2024

Agenda #: 6.A.

Title:

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



Mt. Juliet, Tennessee

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

Staff Report

File #: 0872

Agenda Date: 10/17/2024

Agenda #: 6.B.

Title:

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

City of Mt. Juliet 2025 Planning Commission Submittal Calendar

| Month | Pre-Application Mtg, (Appt times to be scheduled, we recommend scheduling well in advance.) | Submittal Deadline 3:00 pm | Open Tech Review (Applicant Attendance Mandatory) | Staff Comments Available | Resubmittal Deadline 3:00 | Tech Review (Staff Only) | Packages to PC members | PC meeting 6:30 pm |
|--------------|--|----------------------------------|--|-----------------------------|---------------------------------|-----------------------------|---------------------------|-----------------------|
| January | Dec. 3, 2024 | Dec. 16, 2024 | Dec. 17, 2024 | Dec. 20, 2024 | Jan. 2, 2025 | Jan. 7, 2025 | Jan. 10, 2025 | Jan. 16, 2025 |
| February | *Dec. 27, 2024 | Jan. 15, 2025 | *Jan. 22, 2025 | Jan. 24, 2025 | Jan. 30, 2025 | Feb. 4, 2025 | Feb. 14, 2025 | Feb. 20, 2025 |
| March | Jan. 28, 2025 | Feb. 19, 2025 | Feb. 25, 2025 | Feb. 28, 2025 | March 6, 2025 | March 11, 2025 | March 14, 2025 | March 20, 2025 |
| April | March 4, 2025 | March 19, 2025 | March 25, 2025 | March 28, 2025 | April 3, 2025 | April 8, 2025 | April 11, 2025 | April 17, 2025 |
| May | April 1, 2025 | April 16, 2025 | April 22, 2025 | April 25, 2025 | May 1, 2025 | May 6, 2025 | May 9, 2025 | May 15, 2025 |
| June | No meeting | No meeting | No meeting | No meeting | No meeting | No meeting | No meeting | No meeting |
| July | *May 28, 2025 | June 18, 2025 | June 24, 2025 | June 27, 2025 | July 3, 2025 | July 8, 2025 | July 11, 2025 | July 17, 2025 |
| August | July 1, 2025 | July 16, 2025 | July 22, 2025 | July 25, 2025 | July 31, 2025 | Aug. 5, 2025 | Aug. 15, 2025 | Aug. 21, 2025 |
| September | July 29, 2025 | Aug. 20, 2025 | Aug. 26, 2025 | Aug. 29, 2025 | Sept. 4, 2025 | Sept. 9, 2025 | Sept. 12, 2025 | Sept. 18, 2025 |
| October | *Sept. 3, 2025 | Sept. 17, 2025 | Sept. 23, 2025 | Sept. 26, 2025 | Oct. 2, 2025 | Oct. 7, 2025 | Oct. 10, 2025 | Oct. 16, 2025 |
| November | Sept. 30, 2025 | Oct. 15, 2025 | Oct. 21, 2025 | Oct. 24, 2025 | Oct. 30, 2025 | Nov. 4, 2025 | Nov. 14, 2025 | Nov. 20, 2025 |
| December | Oct. 28, 2025 | Nov. 19, 2025 | *Nov. 24, 2025 | *Nov. 26, 2025 | Dec. 4, 2025 | Dec. 9, 2025 | Dec. 12, 2025 | Dec. 18, 2025 |
| January 2026 | Dec. 2, 2025 | Dec. 17, 2025 | *Dec. 19, 2025 | *Dec. 23, 2025 | *Dec. 31, 2026 | Jan. 6, 2025 | Jan. 9, 2026 | Jan. 15, 2026 |

Pre-Application Meeting – All submittals will be required to have attended a pre-app meeting prior to submitting a project. Contact the Planning office to reserve a spot on our Pre-App Agendas. All reservations must be received at least 3 business days prior to the Pre-App meeting date. Due to time constraints, Pre-App meeting appointments are limited to 30-minute increments per project. **PRE-APPS ARE ONLY HELD ONCE PER CYCLE AND SLOTS FILL QUICKLY. PLEASE PLAN ACCORDINGLY.**

Initial Submittal - Must be received by 3:00 pm on the published submittal deadline. **No late or incomplete submittals will be accepted.** All submittals must include the following: Paper copies of completed/signed application, completed checklist, fees, letters of sewer availability (if required), a recorded copy of the Deed(s) for the parcel(s) listed on the application, a legal description of the project property in Microsoft Word format (if applicable), **USB digital file** with all files saved in PDF format, & all pages saved individually. Submissions must include **TWELVE (12) 11 x 17-inch folded and stapled copies and ONE (1) 24 x 36-inch folded and stapled copies.** **Land Use Map Amendments must be submitted fourteen (14) days prior to the initial submittal date due to publication requirements. Internal administrative/staff reviews will follow the submittal calendar dates.

Resubmittal – If project has not been seen by City Staff in more than two months, it must be resubmitted on an Initial Submittal date and go through Open Tech Review. Must be received by 3:00 pm on the published resubmittal deadline. **No late or incomplete submittals will be accepted.** All submittals must include the following: Updated Digital file with all files saved in PDF format & all pages saved individually. Resubmissions must include **THIRTY (30) 11 x 17-inch, ONE (1) 24 x 36-inch** corrected, folded and stapled copies with **plan changes “clouded”**, supporting documentation and a detailed response letter that incorporates the departmental review comments & response/action taken on each item. Please include **fifteen (15) separate copies of your response letter.**

Notes - * Highlighted areas are date changes or modified scheduling due to holidays. ****Please note the following changes to our requirements, A Legal Description of the property is required for all projects where Board of Commissioner approval is necessary, recorded copies of Deeds now required** ****PROJECTS ADVANCING TO THE BOARD OF COMMISSIONERS WILL BE REQUIRED TO SUBMIT 10 (11X17 IN) CORRECTED COPIES NO LATER THAN 10 BUSINESS DAYS BEFORE THE BOC MEETING WHEN YOUR PROJECT IS BEING HEARD.** **** Any project that is deferred for longer than three months must come back on initial submittal date.** **** Subject to change when online submittal system goes live.** **** Following of the finalization of the Planning Commission agenda, no further changes, amendments or substitutions will be allowed by the applicants.**



Board of Zoning Appeals Submittal Calendar 2025

| Month | Pre-Application Mtg, | Submittal Deadline 3:00 pm | Public Notice Due | Packets to Members | Meeting Date |
|---------------------|-----------------------|-------------------------------|-----------------------|----------------------|----------------|
| <i>January</i> | Dec. 3, 2024 | Dec. 9, 2024 | *Dec. 23, 2024 | Jan. 3, 2025 | Jan. 9, 2025 |
| <i>February</i> | *Dec. 27, 2024 | Jan. 8, 2025 | Jan. 29, 2025 | Feb. 7, 2025 | Feb. 13, 2025 |
| <i>March</i> | Jan. 28, 2025 | Feb. 12, 2025 | Feb. 26, 2025 | March 7, 2025 | March 13, 2025 |
| <i>April</i> | March 4, 2025 | March 12, 2025 | March 26, 2025 | April 4, 2025 | April 10, 2025 |
| <i>May</i> | April 1, 2025 | April 9, 2025 | April 23, 2025 | May 2, 2025 | May 8, 2025 |
| <i>June</i> | April 29, 2025 | May 7, 2025 | May 28, 2025 | June 6, 2025 | June 12, 2025 |
| <i>July</i> | *May 28, 2025 | June 11, 2025 | June 25, 2025 | *July 3, 2025 | July 10, 2025 |
| <i>August</i> | July 1, 2025 | July 9, 2025 | July 30, 2025 | Aug. 8, 2025 | Aug. 14, 2025 |
| <i>September</i> | July 29, 2025 | Aug. 13, 2025 | Aug. 27, 2025 | Sept. 5, 2025 | Sept. 11, 2025 |
| <i>October</i> | *Sept. 3, 2025 | Sept. 10, 2025 | Sept. 24, 2025 | Oct. 3, 2025 | Oct. 9, 2025 |
| <i>November</i> | Sept. 30, 2025 | Oct. 8, 2025 | Oct. 29, 2025 | Nov. 7, 2025 | Nov. 13, 2025 |
| <i>December</i> | Oct. 28, 2025 | Nov. 12, 2025 | Nov. 26, 2025 | Dec. 5, 2025 | Dec. 11, 2025 |
| <i>January 2026</i> | Dec. 2, 2025 | Dec. 10, 2025 | Dec. 31, 2025 | Jan. 2, 2026 | Jan. 8, 2026 |

Pre-Application Meeting – All submittals will be required to have attended a pre-app meeting prior to submitting an appeal. Contact the Planning office to reserve a spot on our Pre-App Agendas. All reservations must be received at least 3 business days prior to the Pre-App meeting date. Due to time constraints, Pre-App meeting appointments are limited to 30-minute increments per project. **PRE-APPS ARE ONLY HELD ONCE PER CYCLE AND SLOTS FILL QUICKLY. PLEASE PLAN ACCORDINGLY.**

Submittal Requirements – Must be received by **4:00 pm** on the published submittal deadline. **No late or incomplete submittals will be accepted.** All submittals must include 10 copies all documents (Not the Application) being reviewed by the Board. i.e., Letters, Exhibits, Licenses, Photos, Etc.

Public Notice is Due by Close of Business on the Scheduled Due Date.

Board of Zoning Appeals Meetings are at 6:00 PM inside City Hall Commission Chambers at 2425 N. Mt. Juliet Rd. on the Scheduled Meeting Date.

City of Mt Juliet Planning & Zoning Department – www.mtjuliet-tn.gov – (615) 773-6283



Mt. Juliet, Tennessee

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

Staff Report

File #: 0876

Agenda Date: 10/17/2024

Agenda #: 6.C.

Title:

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



MEMORANDUM

Date: October 17, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Mt. Juliet Fire Station
Site Plan
Map - 077
Parcel(s) –27.00

Request: Nabholz, on behalf of the City of Mt. Juliet, seeks Site Plan approval for Fire Station No. 3, located at 4370 Old Lebanon Dirt Road in District 3.

Analysis: The site, located on the Southside of Old Lebanon Dirt Road, was previously a residential lot, that is currently vacant, with former residence having been removed. It is approximately 5.47 acres and also will continue to be the home for the resident horse, Cozy Joe, and his stable throughout the remainder of his lifespan. The plan proposes an 15,857 square foot fire station that will include four bays, _____ classrooms, living quarters, etc.

Parking/Access: The plans show 70 proposed parking spaces, and 3 ADA van accessible spaces. The spaces are 9' x 17.5' and meet code requirements. Drive aisles vary from 26' to up to 30' throughout internal circulation of the parking lots. Access is via one curb cut to Old Lebanon Dirt Road. A sidewalk connection is being shown from the front parking lot to the right-of-way on Old Lebanon Dirt Road. There will be paved pathways at the rear of the parking lot on both the East and West sides to allow accessibility to the stable and pasture.

Landscaping: The proposed landscape plan offers a good amount of landscaping which is currently under review by the City's consultant with minor comments left to address. The proposed landscaping includes landscaping around the detention ponds on the front of the property to the East and West sides of the driveway. The intent is to utilize synthetic lawn materials around the perimeter of the building for durability and upkeep. Also, a tree protection fence is provided around the perimeter of the project site.

Building Design: Architectural elevations provided detail a full masonry building, which is compliant with the City's commercial design guidelines. For clarity, full brick, individually laid, shall be utilized (no veneer). The location of the HVAC and utility equipment is shown on the elevations and are screened via brick walls that match the façade of the building.

Other: The plans show the required decorative trash cans and bike rack to be installed. These items shall be placed near the main entrance of the building. All poles and posts shall be powder coated

black. All parking lot lighting will be decorative. The proposed retaining wall shall be designed with versa-lok or brick veneer to match the building. No dumpster enclosure is shown at this time.

Summary: The applicant has addressed the majority of the staff comments. The few minor remaining items to be addressed are found in the conditions below.

Recommendation: Staff recommends approval of the Site Plan for the Mt. Juliet Fire Station, No. 3, on Old Lebanon Dirt Road, subject to the following conditions:

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.

Engineering Comments:

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.

WWUD Comments:

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

Wilson County Schools:

1. No Comments Submitted



Mt. Juliet, Tennessee

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

Staff Report

File #: 0871

Agenda Date: 10/17/2024

Agenda #: 6.D.

Title:

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



MEMORANDUM

Date: October 17, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Benders Cove Amenities
Site Plan
Map - 049
Parcel(s) –69.00, 69.02, 69.03, 69.09

Request: Kimley Horn, on behalf of developer Meritage Homes Corporation, requests site plan approval for the amenity center in the Benders Cove subdivision located off Benders Ferry Road in District 1.

Analysis: This subdivision received approval in 2022 via Ordinance 22-47, and is located off Benders Ferry Road, and is currently under construction. The PUD includes RS15 and RM8 base zoning districts. This amenity center project, proposed on 4 acres of the property, will include the following amenities, along with the required mail kiosk:

1. Amenity center clubhouse – 2,000 sf
2. Pool w/ cabanas – 2,700 sf
3. Playground w/ various swing sets and synthetic turf.
4. Walking trail with connection to clubhouse, pool and parking lot
5. Flex lawn area
6. Covered Pavilion with picnic tables

Landscaping: Landscape plans are currently under review and comments are forthcoming under separate cover. Landscape plan review comments shall be addressed prior to submittal of construction drawings to Public Works.

Parking: Parking for the amenity center is provided in front of the amenity center along Collector Road A. Twenty-eight spaces are provided along with two van accessible spaces. This parking area is also being utilized for the covered mail kiosk. A six space bike rack is provided.

Access: Vehicular parking is provided as noted above in the area to the south of the amenity center. Pedestrian connections are provided throughout the site via sidewalks, walking trails and along with a raised striped crosswalk across Collector Road A to the playground area.

Building Elevations: The amenity center clubhouse is primarily faced with brick. Secondary materials used will include hardie board siding and glazing. There are architectural shingles. Staff

requests that all HVAC/pool/utility meters/etc. be identified on subsequent plans and be screened from horizontal view.

Other: A six-space round style bike rack and decorative trash receptacles with details have been provided. The photometric plan indicates light bleed only near the perimeter of the parking lot and at the ingress/egress of the lot. All fixtures shall be decorative and poles will be painted black. A lighted and covered mail kiosk is provided at the Northwestern corner above the parking area, just to the Southwest of the Amenity center. Fencing details show decorative, aluminum type for the pool area.

Summary: The applicant has addressed most of the staff comments. Outstanding items are minor in nature and may be addressed via the conditions below.

Recommendation: Staff recommends approval of this site plan for the Benders Cove subdivision amenities, subject to the conditions below:

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

WWUD Comments:

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



Mt. Juliet, Tennessee

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

Staff Report

File #: 0877

Agenda Date: 10/17/2024

Agenda #: 6.E.

Title:

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



MEMORANDUM

Date: October 17, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Texas Roadhouse
Site Plan
Map - 078
Parcel(s) –13.14

Request: Submitted by ParaDesign, on behalf of their client, the applicant is seeking site plan approval for a 7,926sf Texas Roadhouse restaurant in Legacy Pointe in District 3.

Analysis: The subject site is zoned CI and is 2.95 acres between Bear Xing and GBG and the I40 westbound ramp. The surrounding zoning is CI. The use of a restaurant is permitted by right in CI zoned districts. The site is within the Legacy Pointe commercial subdivision, the property is presently undeveloped.

Bulk Regulations: Required setbacks are 30' front, 10 side' and 20 rear' and correctly rendered. The maximum building coverage allowance is 50% and the proposed total building coverage is at 7,926 sf and acceptable at 6.2%. The maximum ISR coverage allowance is 80% and the proposed total ISR coverage is acceptable at 62%. The maximum building height allowance is 35' and the building, excepting the flagpole, will be 28', 10" at its highest point.

Vehicular Access: Vehicular access is provided via Bear Xing. Drive aisles throughout the site are shown at 26'. A loading zone is required by code and provided.

Pedestrian Access: Pedestrian access is provided via pavement and striping from Bear Xing. Sidewalk is widened to 7' where vehicle overhang is expected.

Parking: Parking spaces for full-service restaurants are required at one space per 150 sf or every four seats, whichever is greater. This site is overparked significantly compared with code requirements. Fifty-three spaces are required, and 186 spaces are provided based on the requirements of the restaurant operator. Three ADA spaces are provided, signage in bollards with decorative poles and a dearth of wheel stops. Parking spaces are adequately sized at 9'x17.5'. A five-space wave style bike rack and detail is provided.

Landscaping: The landscape plan is under review at the time of writing this report and comments will come under separate cover. All landscape plan review comments shall be addressed prior to the submittal of construction drawings to Public Works.

Building Design, 6-103.7: The 28', 10" tall, one story structure is predominantly faced with brick and stone. The flagpole does not exceed 40' and is permitted by code. Wall mounted utility equipment shall be screened via masonry or painted to match the façade. HVAC equipment is roof mounted and its location is screened entirely via the parapet wall per code requirements. Wall mounted lighting fixtures are shown as decorative sconces.

Other: The dumpster enclosure detail is provided and is compliant with code requirements having stone walls, metal gates and pedestrian door. A trash receptacle is provided. All poles, posts and bollards are shown to be painted black or a color complimentary to the building.

Parking lot lighting fixtures are provided, in the LED D-series style, commonly found throughout the city. The poles are indicated to be painted black. The site includes retaining walls and details are provided and acceptable with modular block construction. Signs are to be reviewed under a separate application via the Planning Department. Decorative aluminum fencing is proposed and a detail is provided and acceptable.

Summary: The resubmittal has very minimal items to be addressed, and these are found in the conditions of approval below. There are no waiver or variance requests.

Recommendation: Staff recommends approval of this site plan for Texas Roadhouse in Legacy Pointe with the inclusion of the following conditions:

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.

Engineering Comments:

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

WWUD Comments:

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



Mt. Juliet, Tennessee

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

Staff Report

File #: 0880

Agenda Date: 10/17/2024

Agenda #: 6.F.

Title:

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



MEMORANDUM

Date: October 17, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Polecat Road Project - Crabtree
Final Plat
Map - 049
Parcel(s) –16.00

Request: Wilson and Associates on behalf of their client, property owner Ronald Crabtree, is requesting approval for the final plat for dedication of Right-of-way, at Map 49, Parcel 016.00.

Analysis: Applicant is requesting approval final plat approval for dedication of property for a proposed ROW dedication for the purpose of Pole Cat Road to be widened. This road widening would provide better access for the proposed Treymor Subdivision.

Summary: This Wilson County property is located within the City's UGB but is dedicating Right-of-way for a future road widening project. A letter from Wilson County Zoning stating their satisfaction with the plat has been requested.

Recommendation: Approval with Conditions Pole Cat Road is presently in the Wilson County Jurisdiction and would require County Planning Department approval.

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



Mt. Juliet, Tennessee

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

Staff Report

File #: 0881

Agenda Date: 10/17/2024

Agenda #: 6.G.

Title:

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



MEMORANDUM

Date: October 17, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Polecat Road Project – Stahl
Final Plat
Map -049
Parcel(s) –16.02

Request: Wilson and Associates on behalf of their client, property owner Terry Stahl, is requesting approval for the final plat for dedication of Right-of-way, at Map 49, Parcel 016.02.

Analysis: Applicant is requesting approval final plat approval for dedication of property for a proposed ROW dedication for the purpose of Pole Cat Road to be widened. This road widening would provide better access for the proposed Treymor Subdivision.

Summary: This Wilson County property is located within the City's UGB but is dedicating Right-of-way for a future road widening project. A letter from Wilson County Zoning stating their satisfaction with the plat has been requested.

Recommendation: Approval with Conditions Pole Cat Road is presently in the Wilson County Jurisdiction and would require County Planning Department approval.

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



Mt. Juliet, Tennessee

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

Staff Report

File #: 0882

Agenda Date: 10/17/2024

Agenda #: 6.H.

Title:

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



MEMORANDUM

Date: October 17, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Polecat Road Project – Velinov
Final Plat
Map -049
Parcel(s) –17.03

Request: Wilson and Associates on behalf of their client, property owner Velin Velinov, is requesting approval for the final plat for dedication of Right-of-way, at Map 49, Parcel 017.03.

Analysis: Applicant is requesting approval final plat approval for dedication of property for a proposed ROW dedication for the purpose of Pole Cat Road to be widened. This road widening would provide better access for the proposed Treymor Subdivision.

Summary: This Wilson County property is located within the City's UGB but is dedicating Right-of-way for a future road widening project. A letter from Wilson County Zoning stating their satisfaction with the plat has been requested.

Recommendation: Approval with Conditions Pole Cat Road is presently in the Wilson County Jurisdiction and would require County Planning Department approval.

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



Mt. Juliet, Tennessee

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

Staff Report

File #: 0879

Agenda Date: 10/17/2024

Agenda #: 7.A.

Title:

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



MEMORANDUM

Date: October 17, 2024

To: Luke Winchester, Chairman & Planning Commission

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

Re: Maple Crossing Ph. 1 Rev. Lots 23&24
Final Plat Modification
Map - 054
Parcel(s) –105.00

Request: On behalf of their client, Wilson and Associates requests final plat modification approval for lots 23 & 24 in phase 1 of the Maple Crossing subdivision in District 1.

Summary: The final plat for phase 1 of Maple Crossing has already received approval. This request is to remove a portion of sidewalk and revise the plat on and around lots 23 & 24 only. The City supports the removal of this section of sidewalk due the connection being made elsewhere in the subdivision.

Recommendation: Staff recommends approval of the final plat modification for Maple Crossing phase 1, lots 23 & 24, subject to the following conditions:

Planning and Zoning:

1. No comment.

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



Mt. Juliet, Tennessee

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

Staff Report

File #: 0878

Agenda Date: 10/17/2024

Agenda #: 7.B.

Title:

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



MEMORANDUM

Date: October 17, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Golden Gateway Lots 2&5 Resub. of Lot 2
Final Plat
Map - 078
Parcel(s) –10.02

Request: On behalf of their client, Ragan Smith requests final plat approval for two commercial lots on Rutland Drive in District 3.

Summary: The request is for a two-lot commercial subdivision on property zoned OPS. The applicant has addressed most comments from open tech review. Any remaining issues can be addressed via the conditions of approval below. The plat includes stormwater easements and therefore must be reviewed by the Planning Commission in lieu of being a staff review item.

Recommendation: Staff recommends approval of the final plat for Golden Gateway, lots 2 & 5, subject to the following conditions:

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.



Mt. Juliet, Tennessee

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

Staff Report

File #: 0803

Agenda Date: 10/17/2024

Agenda #: 7.C.

Title:

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



MEMORANDUM

Date: October 17, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Waltons Grove Ph.7A
Final Plat
Map - 95
Parcel(s) – 50.11 & 37.08

Request: Wilson and Associates, on behalf of their client Meritage Homes of Tennessee requests final plat approval for Phase 7A in Walton's Grove. This phase consists of 36 single family residential home lots 3 open space lots and associated right-of-way on 14.681 acres.

History: The preliminary master development plan for the Walton's Grove (formerly Beckwith Place) PUD was approved by the Board of Commissioners via ordinance 2015-11 on March 23, 2015. The total number of lots for the entire development is 427. The zoning is RS-15, PUD. A preliminary plat was approved by the Planning Commission in 2019 and work has progressed since that time.

Analysis: The property is zoned RS-15 PUD. Building setbacks are 20' front, 20' rear and 6' sides. All open space, common areas and landscape buffers is noted to be maintained by the HOA.

Summary: The applicant has worked with staff to address concerns. The final plat is substantially compliant with the previously approved preliminary master development plan and preliminary plat.

Recommendation: Staff recommends approval of the final plat for Walton's Grove Phase 7A, 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.

PW Comments:

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.

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



Mt. Juliet, Tennessee

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

Staff Report

File #: 0875

Agenda Date: 10/17/2024

Agenda #: 7.D.

Title:

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



MEMORANDUM

Date: October 17, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: MWAM Subdivision
Final Plat
Map - 099
Parcel(s) –9.06 & 10.00

Request: Submitted by K&A Land Surveying, on behalf of their client, Mitchell-Winchester Asset Management, LLC., the applicant is seeking final plat approval for 7 single family lots and associated improvements in the MWAM subdivision, located off Central Pike in Wilson County.

Overview and History: The property is located just East of S. Rutland Road and is zoned Wilson County R-1. Existing structures, including a house and barn, are to be demolished for this subdivision. A stream and associated buffer traverse the property east/west. The area is in the City's urban growth boundary and is subject to the City's subdivision regulations. The Preliminary Plat was approved by the Planning Commission on October 19, 2023, and will be developed over one 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' minimally and road construction standards. This Plat includes the entire subdivision, all seven lots, over 7.25 acres. About a half an acre is right-of-way. The average lot size is approximately 41,797sf. The soils areas are identified, as the subdivision, will not be served by City sewer. Sidewalk is not identified on the plat.

Summary: This Wilson County subdivision is located within the City's UGB but being developed in the County on septic. A letter from Wilson County Zoning stating their satisfaction with the plat has been requested. Other comments from City staff have been addressed.

Recommendation: Staff recommends approval of the final plat for MWAM subdivision, in Wilson County, subject to the conditions below:

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.



Mt. Juliet, Tennessee

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

Staff Report

File #: 0874

Agenda Date: 10/17/2024

Agenda #: 8.A.

Title:

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



MEMORANDUM

Date: October 17, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Bradshaw Farms Ph. 4A & 4B
Final Master Development Plan & Preliminary Plat
Map - 072
Parcel(s) – 43.06

Request: Ragan Smith is requesting preliminary plat and final master development plan approval for the fourth phase of Bradshaw Farms. Phases 4A and 4B consists of 147 age restricted residential lots on 34.12 acres in District 3.

Analysis: This PUD was established via ordinance 2020-05. Of the 561 total units for the entire development, the 4th phase will consist of 147 attached units (villa and attached cottage units) on 34.12 acres, and just over 11 acres in open space. The overall density for the entire 193-acre development, all phases, is 2.9 units per acre. The PUD includes base zoning of RS-15 and RM-8. All the proposed lots for this phase 4 lie in the RM-8 PUD zone and are age restricted.

Final Master Development Plan: The final master development plan is substantially compliant with the approved preliminary master development plan.

Waivers & Variances: Granted at pmdp approval, the following waivers are relevant to the villa and cottage lots proposed in this phase (4) of the subdivision:

1. Villa and cottage buildings shall include 70% brick and/or stone and 30% hardi/cement siding
2. Villa lots shall have an increased front yard setback of 30'
3. Roads G & H, villas with front facing garages and 30' front yard setbacks shall be allowed on both sides of the road
4. Cottage lot average size of 5,450sf
5. Cottage lot width 28'
6. Cottage lot minimum area 3,600sf
7. Cottage lot frontage 28'
8. Cottage lot maximum coverage 65%
9. Cottage lot setbacks 20'f, 20'r, 15' building separation
10. Villa lot average size 5,450sf
11. Villa lot minimum lot width 45'
12. Villa lot minimum area 5,600sf

13. Minimum lot frontage 40'
14. Maximum lot coverage 50%
15. Villa lot setbacks 30'f, 20'r, 15' building separation

Amenities: The amenities proposed for this phase includes bocce ball courts and seating areas in the median of Road I. A pavilion detail is provided but the location of the pavilion is not specified. Open space 18 is notated as future amenity space, a site plan for this amenity shall be required.

Residential Design: The elevations supplied indicate compliance with the pmdp waivers of at least 70% masonry and 30% cement board siding for the villa and cottage models proposed for this phase. Villa units are two units per building and cottage units are up to five units per building. The supplied elevations are labeled all villa, check the labels and identify the cottage product too.

Landscaping: The site is subject to transitional buffers; these are identified on the plans. The plans are under review by the City's consultant, any comments received shall be addressed prior to submittal of construction drawings to Public Works.

Other: Decorative street lighting is proposed, and details are provided. Signposts are decorative tubular. Critical façade lots are identified on some corner and end units, staff requests that all the end units be treated as such. Driveway locations are specified.

Preliminary Plat: The applicant has addressed the comments received from open tech. Street names and addresses will need to be finalized upon final plat submittal.

Summary: The final master development plan and preliminary plat are in substantial conformance with the preliminary master development plan. Staff has verified that the C.O. triggers and off-site improvements required at pmdp approval are being adhered to.

Recommendation: Staff recommends approval of the preliminary plat and final master development plan for phases 4a and 4b of Bradshaw Farms, subject to the following conditions:

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.

PW Comments:

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.

WWUD Comments:

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

Wilson County Schools:

1. No Comments Submitted



Mt. Juliet, Tennessee

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

Staff Report

File #: 0873

Agenda Date: 10/17/2024

Agenda #: 9.A.

Title:

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



MEMORANDUM

Date: October 17, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Bradshaw Farms Ph. 4A & 4B
Final Master Development Plan & Preliminary Plat
Map - 072
Parcel(s) – 43.06

Request: Ragan Smith is requesting preliminary plat and final master development plan approval for the fourth phase of Bradshaw Farms. Phases 4A and 4B consists of 147 age restricted residential lots on 34.12 acres in District 3.

Analysis: This PUD was established via ordinance 2020-05. Of the 561 total units for the entire development, the 4th phase will consist of 147 attached units (villa and attached cottage units) on 34.12 acres, and just over 11 acres in open space. The overall density for the entire 193-acre development, all phases, is 2.9 units per acre. The PUD includes base zoning of RS-15 and RM-8. All the proposed lots for this phase 4 lie in the RM-8 PUD zone and are age restricted.

Final Master Development Plan: The final master development plan is substantially compliant with the approved preliminary master development plan.

Waivers & Variances: Granted at pmdp approval, the following waivers are relevant to the villa and cottage lots proposed in this phase (4) of the subdivision:

1. Villa and cottage buildings shall include 70% brick and/or stone and 30% hardi/cement siding
2. Villa lots shall have an increased front yard setback of 30'
3. Roads G & H, villas with front facing garages and 30' front yard setbacks shall be allowed on both sides of the road
4. Cottage lot average size of 5,450sf
5. Cottage lot width 28'
6. Cottage lot minimum area 3,600sf
7. Cottage lot frontage 28'
8. Cottage lot maximum coverage 65%
9. Cottage lot setbacks 20'f, 20'r, 15' building separation
10. Villa lot average size 5,450sf
11. Villa lot minimum lot width 45'
12. Villa lot minimum area 5,600sf

13. Minimum lot frontage 40'
14. Maximum lot coverage 50%
15. Villa lot setbacks 30'f, 20'r, 15' building separation

Amenities: The amenities proposed for this phase includes bocce ball courts and seating areas in the median of Road I. A pavilion detail is provided but the location of the pavilion is not specified. Open space 18 is notated as future amenity space, a site plan for this amenity shall be required.

Residential Design: The elevations supplied indicate compliance with the pmdp waivers of at least 70% masonry and 30% cement board siding for the villa and cottage models proposed for this phase. Villa units are two units per building and cottage units are up to five units per building. The supplied elevations are labeled all villa, check the labels and identify the cottage product too.

Landscaping: The site is subject to transitional buffers; these are identified on the plans. The plans are under review by the City's consultant, any comments received shall be addressed prior to submittal of construction drawings to Public Works.

Other: Decorative street lighting is proposed, and details are provided. Signposts are decorative tubular. Critical façade lots are identified on some corner and end units, staff requests that all the end units be treated as such. Driveway locations are specified.

Preliminary Plat: The applicant has addressed the comments received from open tech. Street names and addresses will need to be finalized upon final plat submittal.

Summary: The final master development plan and preliminary plat are in substantial conformance with the preliminary master development plan. Staff has verified that the C.O. triggers and off-site improvements required at pmdp approval are being adhered to.

Recommendation: Staff recommends approval of the preliminary plat and final master development plan for phases 4a and 4b of Bradshaw Farms, subject to the following conditions:

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.

PW Comments:

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.

WWUD Comments:

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

Wilson County Schools:

1. No Comments Submitted



Mt. Juliet, Tennessee

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

Staff Report

File #: 0883
10.A.

Agenda Date: 10/17/2024

Agenda #:

Title:

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



MEMORANDUM

Date: October 17, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 4507 & 4511 Central Pike
County Rezone
Map – 075 & 076
Parcel(s) – 22.00 & 85.00

Request: Submitted by CSDG, the applicant requests rezoning for 4507 & 4511 Central Pike, property in Wilson County.

Analysis: The subject property is two parcels on the north side of Central Pike, just east of the Davidson County line. The total area of the two parcels is approximately 11.99 acres.

| REQUEST SUMMARY | Land Use Map Classification | Requested Classification | Current Zoning District | Requested Zoning District |
|-----------------|-----------------------------|--------------------------|-------------------------|---------------------------|
| CSDG | Medium Density Residential | N/A | R-1 Wilson County | C-3 Wilson County |

Future Land Use Plan: The City's future land use plan identifies the area as medium density residential.

Zoning: The property is currently zoned R-1. Requested zoning is C-3.

Summary: The City's land use plan does not support this County rezoning request from residential R-1 to commercial C-3 as the subject area is classified as medium density residential.

Recommendation: Due to the request not being supported by the City's future land use plan, staff recommends the Planning Commission forward a negative recommendation to the Wilson County Planning Commission for the rezoning of 4507 & 4511 Central Pike in Wilson County.

Planning & Zoning:

1. No comment.

Public Works:

1. No comment.

Wilson County Schools:

1. No comment.

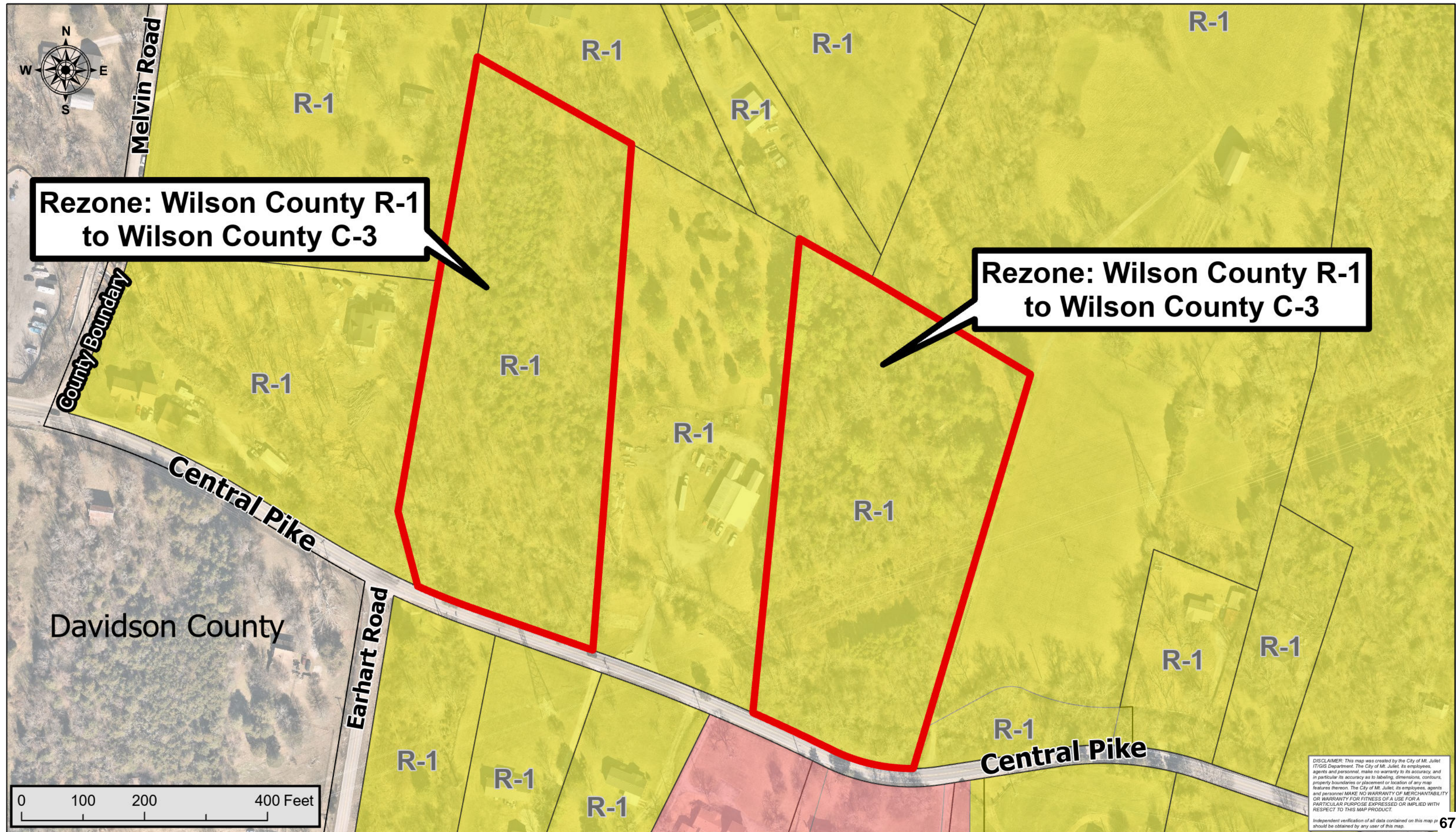
West Wilson Utility District:

1. No comment.



Exhibit A- Wilson County Rezone

4507 Central Pike / 4511 Central Pike
Map 75, Parcel 022.00 / Map 76, Parcel 085.00





Mt. Juliet, Tennessee

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

Staff Report

File #: 0884
10.B.

Agenda Date: 10/17/2024

Agenda #:

Title:

**Review the Rezone Request from RS-40 to Commercial Neighborhood Services (CNS) for 434 Nonaville Road.



MEMORANDUM

Date: October 17, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 434 Nonaville Rd.
Rezone
Map - 053
Parcel(s) –53.00

Request: Submitted by Civil Site Design Group on behalf of the property owner, Gail Lane along with the applicant Jaydesh Chandhari. The request is for a rezone of the property shown as Map 53, Parcel 053.00, and located at 434 Nonaville Road.

Description: The subject property is approximately 1.48 acres, on one parcel on the East side of Nonaville Road. The property is located within the City limits and adjacent to the Windtree Trace subdivision just to the West. The property has approximately 291 feet of road frontage on both Nonaville road and Searcy Drive. The property is currently zoned RS-40, low density residential and the requested zoning is CNS, Commercial Neighborhood service. The future land use shows this use as Neighborhood commercial, therefore a change of land use is not required.

| REQUEST SUMMARY | Land Use Map | Requested Classification | Current Zoning | Requested Zoning |
|-----------------|-------------------------|--------------------------|----------------------------------|---|
| 434 Nonaville | Neighborhood Commercial | Neighborhood Commercial | RS-40 Low Density Residential | CNS Commercial Neighborhood Services |

Future Land Use: The City's Future Land Use map identifies the property as Neighborhood Commercial. Adjacent future land use classifications for adjacent parcel are also shown as Neighborhood Commercial. The applicant does not wish to nor need to change the future land use designation.

Findings: In reviewing the requested zoning actions, staff finds that the request does agree with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

1. *Is in agreement with the general plan for the area, and*
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*

5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Summary: The proposed use for an approximate 8,500 sf commercial structure with four units is conceptual in nature and intended to show proposed site layout only. This zoning will correspond with surrounding parcels that fall within the Neighborhood Commercial land use designation, that includes OPS, Office Professional, to the South, and CRC, Commercial Retail Center to the West and is supported by the City's future land use plan. Any development on this site will be subject to all requirements of the CNS zoning district.

Recommendation: Staff recommends that the Planning Commission make a positive recommendation to the Board of Commissioners for the Rezone of 434 Nonaville Road.

Planning and Zoning:

1.No comments.

Public Works

1.No Comments

Wilson County Schools:

1. No comments.

West Wilson Utility District:

1. No comments.

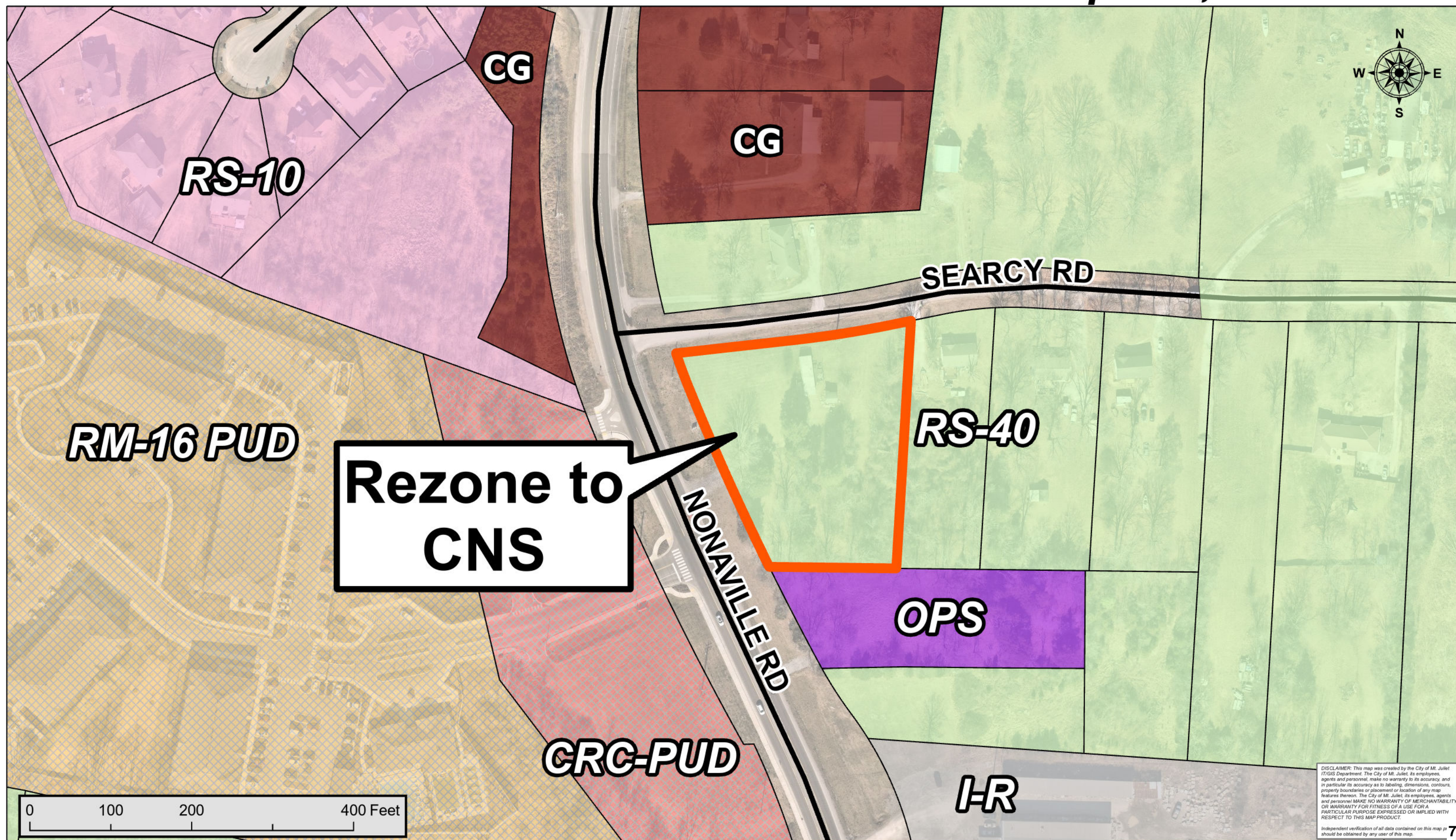
Wilson County Schools:

1.No Comments



Exhibit A - Rezone

434 Nonaville Road
Map 053, Parcel 0.53





Mt. Juliet, Tennessee

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

Staff Report

File #: 0886
11.A.

Agenda Date: 10/17/2024

Agenda #:

Title:

**Review the Annexation and Plan of Services for Rosemont, located at 1826 Benders Ferry Road.



MEMORANDUM

Date: October 17, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Rosemont
Preliminary Master Development Plan PUD, Annexation
Map - 049
Parcel(s) –15.07

Request: Submitted by CSDG, on behalf of their client Tulit Investments, the applicant requests an Annexation, Rezone and Preliminary Master Development Plan approval for a 26-lot single family residential development proposed off Benders Ferry Road.

Description: The subject property is 19.64 acres on the east side of Benders Ferry Road, north of Mays Chapel/Liberty Chapel Roads. The property to be included in this PUD consists of one parcel and is located within the City's urban growth boundary. Should this property be annexed, it will be part of District 1. A summary of the request is provided below:

| REQUEST SUMMARY | Land Use Map | Requested Classification | Current Zoning | Requested Zoning |
|-----------------|----------------------------|----------------------------|----------------|------------------|
| CSDG | Medium Density Residential | Medium Density Residential | Wilson Co. A-1 | RS-30 PUD |

Future Land Use Plan: The City's Future Land Use Map identifies the property as Medium Density Residential. Adjacent future land use classifications include Medium Density Residential and Low Density Residential. The requested land use corresponds with the future land use designation, so the applicant does not nor needs to request any change in the land use.

Zoning: Current zoning is Wilson Co. A-1. The applicant is seeking RS-30 zoning with a PUD overlay.

Annexation: The property is located within the City's urban growth boundary. A Plan of Services is included.

Preliminary Master Development Plan:

General: This PUD is located on the east side of Benders Ferry, northeast of the Benders Ferry/Mays Chapel/Liberty Chapel intersection. The entrance to the subdivision is Southeast of Gay Winds Drive. The PUD is only showing as one phase currently. The total area of the PUD is

19.64 acres. Rugged topography and a 60' stream buffers encumber this site. This will allow for additional green/open space above the 10% requirement for this proposal. As noted in the Site Data Table, 5.04 acres or 25.66% of this project will be green/open space.

Bulk Standards: The PUD includes 26 single family lots. Overall density is 1.32 units/acre. Minimum lot area is 15,000sf and the average lot size is 21,000sf. Waivers requested from the requirements of the residential bulk standards:

Setbacks:

Front 30' requested, 35' required

Rear – No change from 20' required.

Sides – 10' requested, 20' required.

Minimum lot width: 75' requested, 100' required

Lot coverage: 40% requested, 18% maximum allowed.

Access: The entire subdivision will essentially be served via a single access to Benders Ferry Road, however, no additional connections are being provided should surrounding properties develop.

Offsite Road Improvements: 5' sidewalks are proposed to be installed along the Benders Ferry Road perimeter.

Sidewalks: A 5' wide sidewalk is proposed along the entire length of the internal road and also along the Benders Ferry frontage.

Amenities: Approximately 25% of the PUD is green/open space (5.04 ac). The applicant is proposing a pergola and sidewalks as their amenity package.

Article 10 Landscaping: Type "A" Landscape buffers are required on the site. Landscape plans shall be required and reviewed for compliance at Final Master Development Plan/Preliminary Plat submittal. A note shall indicate that landscape buffers will be located in open space and maintained by the HOA. A conceptual tree preservation exhibit shows tree retention primarily at the stream buffer areas. Perimeter trees shall be preserved to the fullest extent possible.

5-104 Residential Design Regulations: As described below, the applicant is requesting a design waiver for 50% brick/stone with the remainder to be secondary materials with a combination of Hardie plank, along with board and batten. No vinyl will be used in this project.

Other: The mail kiosk location has not been shown but has been noted to be located near the pergola. The location will be required at FMDP, and shall be covered and lit, and provide parking spaces for retrieval. Fencing shall be decorative metal, low maintenance, retaining walls shall be faced with brick, stone or be constructed of versa-lok or similar. The applicant noted that corner lots shall include critical façade treatment; however, lots are not identified on the plan. Notes indicate lighted fountains will be utilized in wet detention ponds. Decorative streetlighting at the entrance and throughout the PUD will be utilized and maintained by the HOA.

Waivers and Variances: The following waivers are requested as part of the PMDP:

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

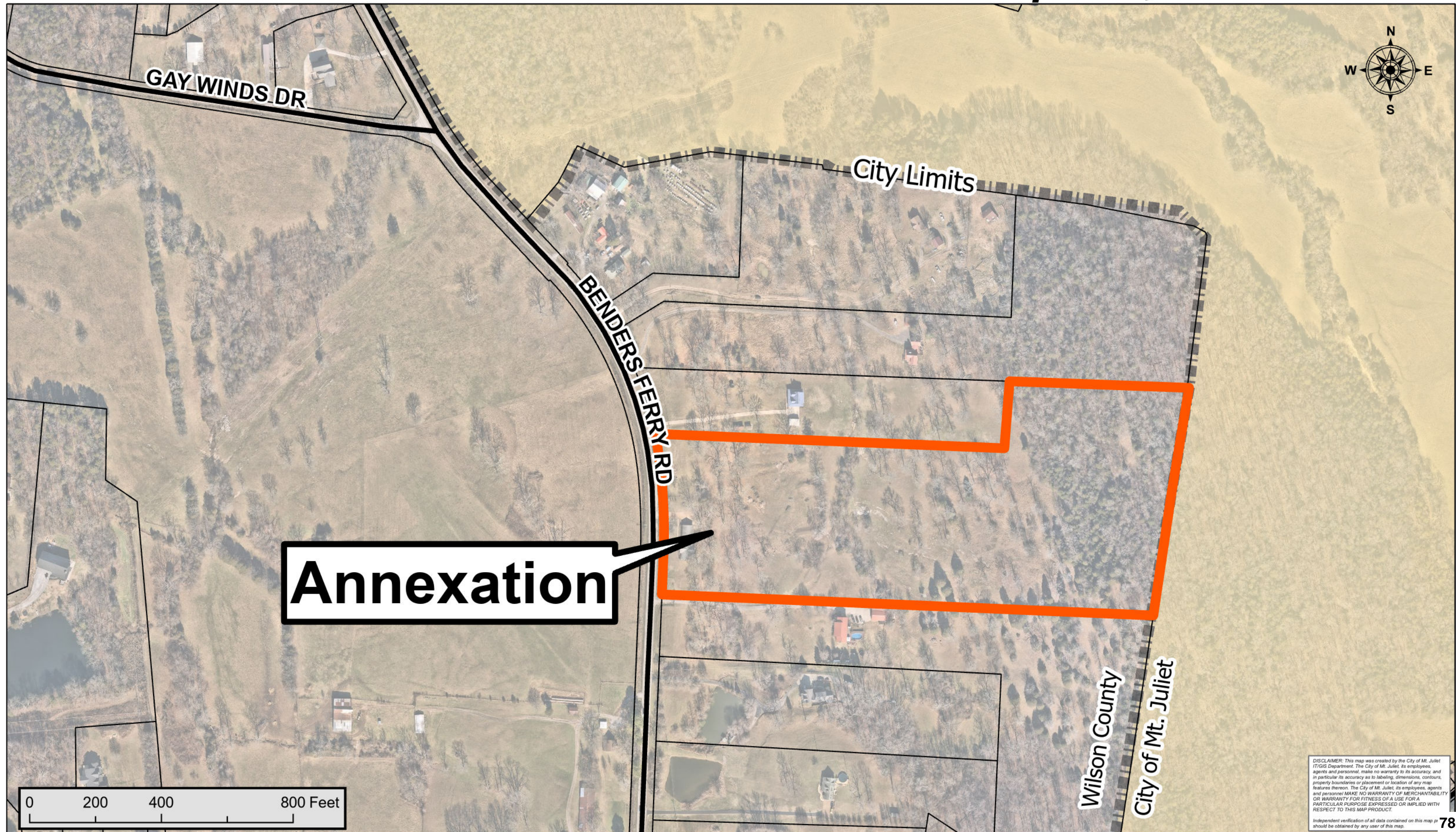
Wilson County Schools:

1. No Comments Submitted



Exhibit A - Annexation

1826 Benders Ferry Road
Map 049, Parcel 015.07



RESOLUTION - 2022

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE ROSEMONT PROPERTY, LOCATED AT 1826 BENDERS FERRY ROAD MAP 049 PARCELS 15.07, 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 Rosemont located at 1826 Benders Ferry 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 1826 BENDERS FERRY 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 - 2022

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-30 PUD.

RESOLUTION - 2022

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

Gino Marchetti, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 0887
11.B.

Agenda Date: 10/17/2024

Agenda #:

Title:

**Review the Preliminary Master Development Plan PUD, including a Rezone from RS-40 to RS-30 PUD for Rosemont, located at 1826 Benders Ferry Road.



MEMORANDUM

Date: October 17, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Rosemont
Preliminary Master Development Plan PUD, Annexation
Map - 049
Parcel(s) –15.07

Request: Submitted by CSDG, on behalf of their client Tulit Investments, the applicant requests an Annexation, Rezone and Preliminary Master Development Plan approval for a 26-lot single family residential development proposed off Benders Ferry Road.

Description: The subject property is 19.64 acres on the east side of Benders Ferry Road, north of Mays Chapel/Liberty Chapel Roads. The property to be included in this PUD consists of one parcel and is located within the City’s urban growth boundary. Should this property be annexed, it will be part of District 1. A summary of the request is provided below:

| REQUEST SUMMARY | Land Use Map | Requested Classification | Current Zoning | Requested Zoning |
|-----------------|----------------------------|----------------------------|----------------|------------------|
| CSDG | Medium Density Residential | Medium Density Residential | Wilson Co. A-1 | RS-30 PUD |

Future Land Use Plan: The City’s Future Land Use Map identifies the property as Medium Density Residential. Adjacent future land use classifications include Medium Density Residential and Low Density Residential. The requested land use corresponds with the future land use designation, so the applicant does not nor needs to request any change in the land use.

Zoning: Current zoning is Wilson Co. A-1. The applicant is seeking RS-30 zoning with a PUD overlay.

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

Preliminary Master Development Plan:

General: This PUD is located on the east side of Benders Ferry, northeast of the Benders Ferry/Mays Chape/Liberty Chapel intersection. The entrance to the subdivision is Southeast of Gay Winds Drive. The PUD is only showing as one phase currently. The total area of the PUD is

19.64 acres. Rugged topography and a 60' stream buffers encumber this site. This will allow for additional green/open space above the 10% requirement for this proposal. As noted in the Site Data Table, 5.04 acres or 25.66% of this project will be green/open space.

Bulk Standards: The PUD includes 26 single family lots. Overall density is 1.32 units/acre. Minimum lot area is 15,000sf and the average lot size is 21,000sf. Waivers requested from the requirements of the residential bulk standards:

Setbacks:

Front 30' requested, 35' required

Rear – No change from 20' required.

Sides – 10' requested, 20' required.

Minimum lot width: 75' requested, 100' required

Lot coverage: 40% requested, 18% maximum allowed.

Access: The entire subdivision will essentially be served via a single access to Benders Ferry Road, however, no additional connections are being provided should surrounding properties develop.

Offsite Road Improvements: 5' sidewalks are proposed to be installed along the Benders Ferry Road perimeter.

Sidewalks: A 5' wide sidewalk is proposed along the entire length of the internal road and also along the Benders Ferry frontage.

Amenities: Approximately 25% of the PUD is green/open space (5.04 ac). The applicant is proposing a pergola and sidewalks as their amenity package.

Article 10 Landscaping: Type "A" Landscape buffers are required on the site. Landscape plans shall be required and reviewed for compliance at Final Master Development Plan/Preliminary Plat submittal. A note shall indicate that landscape buffers will be located in open space and maintained by the HOA. A conceptual tree preservation exhibit shows tree retention primarily at the stream buffer areas. Perimeter trees shall be preserved to the fullest extent possible.

5-104 Residential Design Regulations: As described below, the applicant is requesting a design waiver for 50% brick/stone with the remainder to be secondary materials with a combination of Hardie plank, along with board and batten. No vinyl will be used in this project.

Other: The mail kiosk location has not been shown but has been noted to be located near the pergola. The location will be required at FMDP, and shall be covered and lit, and provide parking spaces for retrieval. Fencing shall be decorative metal, low maintenance, retaining walls shall be faced with brick, stone or be constructed of versa-lok or similar. The applicant noted that corner lots shall include critical façade treatment; however, lots are not identified on the plan. Notes indicate lighted fountains will be utilized in wet detention ponds. Decorative streetlighting at the entrance and throughout the PUD will be utilized and maintained by the HOA.

Waivers and Variances: The following waivers are requested as part of the PMDP:

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

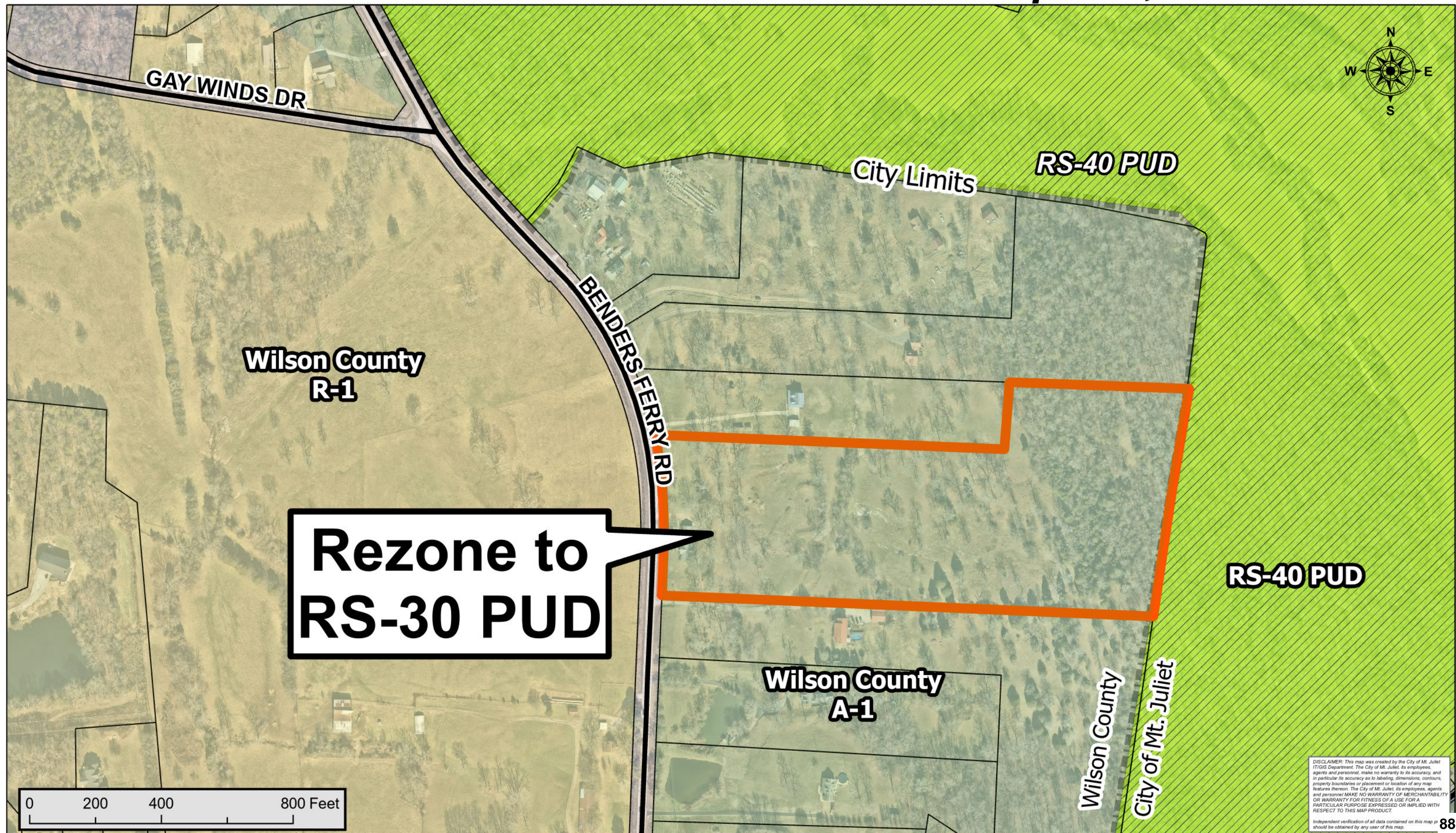
Wilson County Schools:

1. No Comments Submitted



Exhibit B - PMDP PUD / Rezone

1826 Benders Ferry Road
Map 049, Parcel 015.07





Mt. Juliet, Tennessee

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

Staff Report

File #: 0885
11.C.

Agenda Date: 10/17/2024

Agenda #:



MEMORANDUM

Date: October 17, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Beckwith Business Park
PUD Amendment
Map - 078
Parcel(s) – 14.00, 13.01 & 18.00

Request: The applicant, WES, is requesting a preliminary master plan amendment approval for Beckwith Business Park. The property consists of 21.05 acres in District 3.

Analysis: This PUD has been previously approved. Base zoning is CI. This modification request is to add parcel 18.00 (4591 Beckwith Road, 3.14 acres) to the existing Beckwith Business Park PUD and various other modifications described further below. 4591 Beckwith Road has an approved site plan dating back to 2021 for a convenience store/gas station.

| REQUEST SUMMARY | Land Use Map | Requested Classification | Current Zoning | Requested Zoning |
|-----------------|-----------------------|--------------------------|----------------|------------------|
| WES | Interstate Commercial | N/A | CI | CI-PUD |

Future Land Use Plan: The City's future land use plan identifies the area as interchange commercial. The request is supported by the City's future land use plan. A land use amendment is not required.

Zoning: The entire existing PUD and the new addition of 4591 Beckwith Road are both zoned CI. This modification will incorporate 4591 Beckwith Road into the Beckwith Business Park PUD.

Preliminary Master Development Plan: The PUD changes proposed with this amendment are relatively minor. Changes from the original PUD (ordinance 22-31) include:

1. Addition of 3.14 acres to the PUD via 4591 Beckwith Road. Added as part of lot 3.
2. GBG & Old Beckwith intersection design.
3. Removed 75' PUDAE from lot 3.
4. Added access stub to the north from lot 4.
5. Main road alignment changed due to TVA easement.

Waivers: The following waivers are requested as part of the PUD amendment:

1. Two additional signs on the west elevation of the powersports building for a total of 6 signs (total allowable square footage is not exceeded). STAFF DOES SUPPORT TOTAL SIGNAGE FOR AN INDIVIDUAL BUSINESS CANNOT EXCEED FOUR SIGNS – THERE IS A TOTAL OF 9 ON THE POWERSPORTS BUILDING
2. To allow metal awnings on all buildings in the PUD. STAFF SUPPORTS
3. 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. STAFF SUPPORTS
4. Nichiha panels in lieu of masonry for trim and accents on the powersports dealership only. Red, white and blue colors are proposed. STAFF SUPPORTS
5. Location of the pylon sign to be approximately 1,800' from the interchange. STAFF DOES NOT SUPPORT

Summary: The Beckwith Business Park PUD, as amended, includes 6 lots and restaurant, retail, non-medical services, hotel, gas/convenience and powersports dealer uses. The changes to the approved preliminary master development plan (ordinance 22-31) are highlighted above and are relatively minor. The waivers, highlighted above, are subject to approval from the Planning Commission and Board of Commissioners.

Recommendation: Staff recommends forwarding a positive recommendation to the Board of Commissioners for the Beckwith Business Park preliminary master development plan amendment, subject to the conditions of approval below.

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.

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.

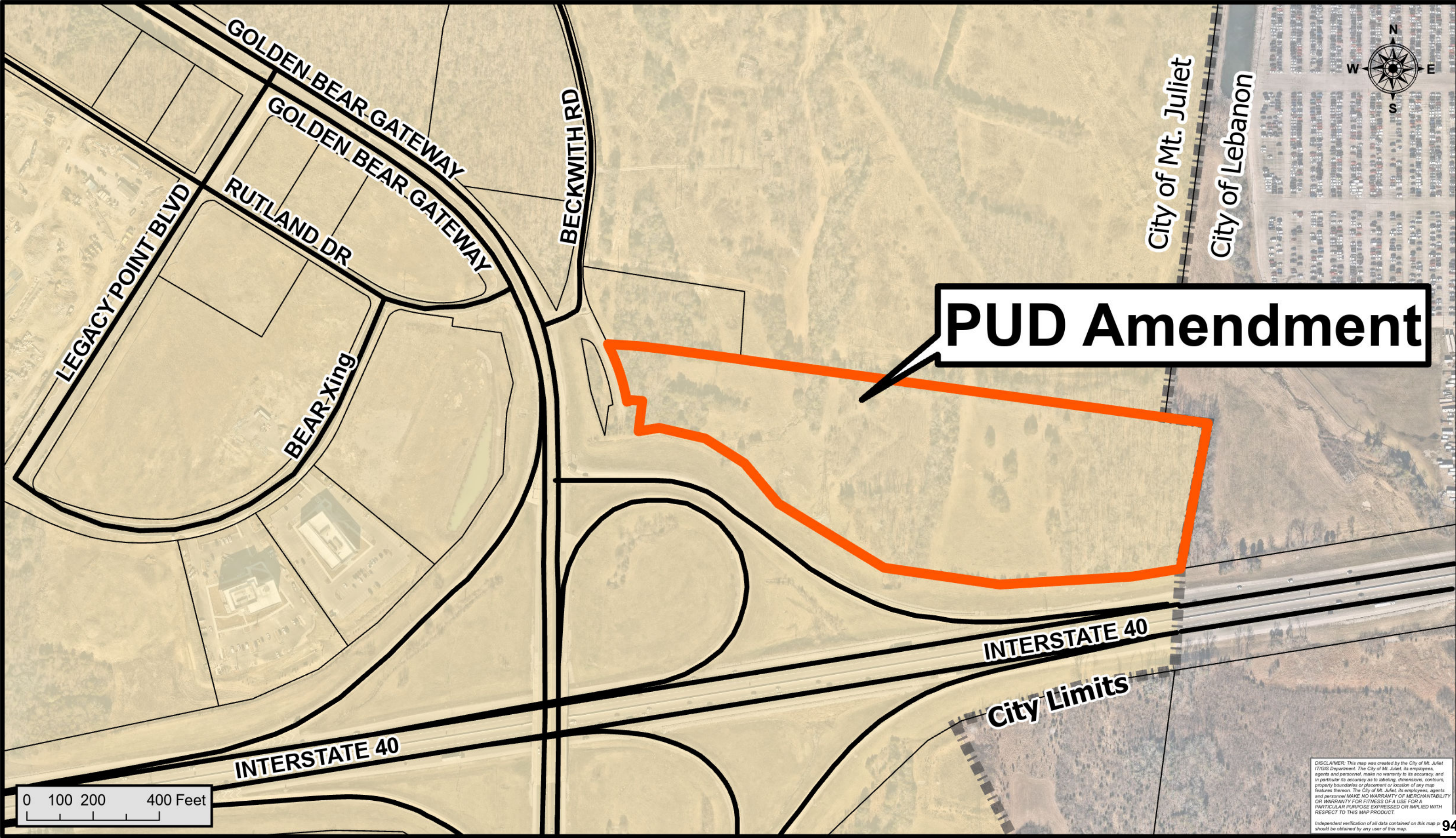
Wilson County Schools:

- 1. No Comments Submitted



Exhibit A - PUD Amendment

Beckwith Business Park Map 078, Parcel 014.00





Mt. Juliet, Tennessee

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

Staff Report

File #: 0764
11.D.

Agenda Date: 10/17/2024

Agenda #:

Title:

**Review the Annexation and Plan of Services for Silver Springs Phases 8-13, located at 9621 Lebanon Road.



MEMORANDUM

Date: October 17, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Silver Springs Ph. 8-13
Annexation, Rezone, PUD Amendment
Map - 054
Parcel(s) – 45.00

Request: Submitted by Lose Design, on behalf of their client Universal builders, the applicant is requesting annexation, rezone and a PMDP PUD amendment to include Phases 8-13 to the Silver Springs PUD. The project will be located off Benders Ferry Road in District 1.

Analysis: This is an amendment to the Silver Springs PMDP-PUD, to add the additional phases 8-13. Per the applicant, they are not requesting any changes to the PUD standards, only requesting via this amendment to have the additional phases meet the prior standards as approved. The property is 47.39 acres to the East side of Benders Ferry and North of Lebanon Road. The current zoning for the proposed parcel is Wilson County, A-1, Agricultural land. The applicant is seeking RS-20 zoning with a PUD overlay, to match the existing PUD overlay for Phases 1-7. The proposal is for 96 lots. The City's land use plan identifies the area as Low Density residential, therefore a Land use amendment for the RS-20 zoning will be required. Residential density proposed is 2.02 units per acre. The subject property is outside the city limits and will require annexation as well.

| REQUEST SUMMARY | Land Use Map | Requested Classification | Current Zoning | Requested Zoning |
|---|----------------------------|----------------------------|------------------|------------------|
| Silver Springs Ph. 8-13 Lose Design | Low Density Residential | Medium Density APPROVED | A-1, Agriculture | RS-20 PUD |

Future Land Use Plan: The City's Future Land Use map identifies the property as medium density residential via a recent amendment for this amendment. Current surrounding land uses include low density residential, medium density residential and thoroughfare commercial.

Zoning: The zoning is currently Wilson County A-1, Agriculture, and surrounding parcels include RS-15, CRC-Commercial Retail Center, and CG-Commercial General. The original phases of Silver Springs are zoned RS-15. The application indicates RS-15 too. RS-20 captures the density proposed for the additional phases and does not require further land use amendments.

Findings: In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

1. *is in agreement with the general plan for the area, and*
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Annexation: The subject property is located wholly within the City's Urban Growth Boundary and is contiguous with existing City limits.

Plan of Service: A plan of services is included.

Preliminary Master Development Plan, PUD Amendment: This is an amendment to the original Silver Springs (Phases 1-7) PUD, originally approved in approximately 2003. This plan has had several amendments throughout the course of its construction. The latest revision of the PUD was in 2014. The intent of the current PUD amendment is to include additional phases, labeled 8-13 to the existing PUD, with no changes to the original bulk standards as previously approved. The noted differences is a decrease in density, an increase in the overall lot size, and retention of the original setbacks of 20' front, 5'side/10' side corner and 15' rear. The addition of the new phases improves upon the original PUD.

Bulk Standards, 5.103: The development area consists of 47.39 acres, on which 96 lots are proposed. The property is currently undeveloped and abuts the existing Silver Springs Subdivision. The density proposed is 2.02 units/acre and Max density in RS-20 is 2.2 units/acre. The original minimum lot size under the PUD was 5,227 and average was 7,791. The amended PUD has a minimum lot size of 10,000 sf with an average of 11,000. There are no bulk waivers requested through this amendment.

Access: This subdivision is via an extension of Mill Cove and the applicant is requesting a several roadway variances, as explained below, which will include a request to only have one access point for the seven current and 96 proposed lots on this road. There will be no road stubs included within the new phases. The applicant is seeking a sidewalk waiver from subdivision regulations which staff does not support.

Amenities: Improved open space constitutes approximately 3.32 acres of the development site or 7% of the PUD. Amenities proposed include an asphalt paved trail. The new phases proposed will have access to the existing amenities of the subdivision, which include a swimming pool, playground and an existing walking trail.

5-104.4 Residential Design Guidelines/Elevations: The elevations show a product with primarily all masonry materials. Notes provided indicate these homes will be similar to what was built in the existing phases of Silver Springs. Staff requests additional architectural elements to be included to show the required two car garages separated via a masonry column, along with elevations showing the sides and rear architectural features of the proposed new homes. Conditions requested will include that driveways will be a minimum of 18' wide and 22' feet in depth from the back of the sidewalk. Additional conditions required will include, garage door and garage interior area requirements, as noted in 5.104.4.

Article 10 Landscaping: An amended landscape plan will be required at FMDP and preliminary plat submittal.

Other: The mail kiosk location is not shown, but is noted to be by the amenity center. The kiosk is covered and lit according to the detail provided. Critical lots are identified. Landscape buffers are located in open space and will be maintained by the HOA.

Waivers & Variances:

The following are requested-

1. To not build a sidewalk from the end of Lot 85 to Mill Cove connection as no sidewalk connection exists on this side of Mill Cove. - STAFF DOES NOT SUPPORT. SIDEWALK CONNECTION IS REQUESTED TO BE PLACED.
2. To have 20 lots on the cul-de-sac for Road B.- STAFF SUPPORTS
3. Have one access point for the 103 lots (7 lots already exist on Mill Cove from Phases 1-7, future expansion will add 96 additional lots) – STAFF SUPPORTS
4. Length of Road B cul-de-sac be 750 ft, exceeding 700 ft requirement. – STAFF SUPPORTS
5. To disturb steep slopes. – STAFF SUPPORTS

Summary: This proposal will add approximately 21.3 acres and 96 single family residential lots and associated improvements to be built in phases 8-13, to the existing PUD for the Silver Springs subdivision located on Benders Ferry Road. The City's land use plan has already been amended from low density residential to medium density residential to accommodate the RS-20 base zoning request for the additional phase. This request is for an annexation and PMDP amendment and rezone.

Recommendation: Staff recommends sending the following conditions with a positive Planning Commission recommendation to the Board of Commissioners for the annexation, plan of services, rezone and preliminary master development plan amendment for the Silver Springs, Phase 8-13 PUD:

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.

Engineering Comments:

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.

WWUD Comments:

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

Wilson County Schools:

1. No Comments Submitted

RESOLUTION - 2022

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE SILVER SPRINGS PHASE 8-13 PROPERTY, LOCATED AT 9621 LEBANON ROAD MAP 054 PARCELS 045.00, 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 Silver Springs Phase 8 located at 9621 Lebanon 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 9621 LEBANON 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 - 2022

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-15 PUD.

RESOLUTION - 2022

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

Gino Marchetti, City Attorney



Silver Springs Ph. 8-13

Map 054, Parcel 45





Mt. Juliet, Tennessee

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

Staff Report

File #: 0765
11.E.

Agenda Date: 10/17/2024

Agenda #:

Title:

**Review the PUD Amendment for Silver Springs Phases 8-13, located at 9621 Lebanon Road.



MEMORANDUM

Date: October 17, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Silver Springs Ph. 8-13
Annexation, Rezone, PUD Amendment
Map - 054
Parcel(s) – 45.00

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Access: This subdivision is via an extension of Mill Cove and the applicant is requesting a several roadway variances, as explained below, which will include a request to only have one access point for the seven current and 96 proposed lots on this road. There will be no road stubs included within the new phases. The applicant is seeking a sidewalk waiver from subdivision regulations which staff does not support.

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Recommendation: Staff recommends sending the following conditions with a positive Planning Commission recommendation to the Board of Commissioners for the annexation, plan of services, rezone and preliminary master development plan amendment for the Silver Springs, Phase 8-13 PUD:

Planning Department:

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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.

Engineering Comments:

1. Provide stream buffer widths.
2. If wet ponds are used, aeration shall be provided.
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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.

WWUD Comments:

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

Wilson County Schools:

1. No Comments Submitted



Silver Springs Ph. 8-13

Map 054, Parcel 45

