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

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

**1. Call to Order**

**Present** Chairperson Luke Winchester, Vice Chair David Rast, Commissioner Larry Searcy, Commissioner Preston George, Commissioner Linda Armistead, Commissioner Ted Floyd, Commissioner Nathan Bulmon, and Commissioner Art Giles

**Absent** Commissioner Rebecca Christenson

**2. Set Agenda**

Chairman Winchester stated that item 7A has been deferred. Also, Item 6E and 6G added Plan of Services on the agenda. Chairman Winchester set the agenda as stated.

**3. Staff Reports**

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

**4. Citizen's Comments**

There were no citizen comments.

**5. Minutes Approval**

**5.A.** Approve the Minutes for the November 21, 2024 Planning Commission meeting.

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

**RESULT:** APPROVED

**MOVER:** Preston George

**SECONDER:** David Rast

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

**Absent:** Commissioner Christenson

**Abstain:** Commissioner Giles

## 6. Consent Agenda

Staff went over their reports and answered questions from the commission. City Planner Jon Baughman asked that No. 1, 9, 10 and 11 Planning comments for item 6N be removed. There were no citizen comments. 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. Commissioner Armistead made the motion for approval. Chairman Winchester seconded and added the condition that items listed by City Planner Baughman be removed.

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

**RESULT:** APPROVED

**MOVER:** Linda Armistead

**SECONDER:** Luke Winchester

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Armistead, Commissioner Floyd, Commissioner Bulmon, and Commissioner Giles

**Absent:** Commissioner Christenson

- 6.A.** The Sewer Letter of Credit (423859000) in the amount of \$168,111.00 for Canvas at Mt. Juliet (Park Glen Ph. 7-9) can be released.
- 6.B.** The Sewer Letter of Credit (1523) in the amount of \$431,525.85 for Legacy Pointe Ph. 1 can be released.
- 6.C.** The Sewer Letter of Credit (1651468480-772) in the amount of \$119,005.50 for Jackson Hills Ph. 5 can be released.
- 6.D.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS THE CHRISMAN PROPERTY, LOCATED AT 0 KAREN DRIVE, MAP 054, PARCEL 063.00 FROM LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL

Planning and Zoning:

- 1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with the CTC zoning district.

Public Works:

- 1. No Comments

Wilson County Schools:

- 1. No Comments

West Wilson Utility District:

1. No Comments

This Ordinance was \*\*Positive Recommendation.to the Board of Commissioners due back on 1/13/2025

**RESULT:** \*\*POSITIVE RECOMMENDATION

**MOVER:** Linda Armistead

**SECONDER:** Luke Winchester

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Armistead, Commissioner Floyd, Commissioner Bulmon, and Commissioner Giles

**Absent:** Commissioner Christenson

- 6.E.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 3.53 ACRES, PROPERTY KNOWN AS THE CHRISMAN PROPERTY, LOCATED AT 9127 LEBANON ROAD, MAP 054, PARCELS 063.00, 064.00, 065.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

Planning and Zoning:

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with the CTC zoning district.

Public Works:

1. No Comments

Wilson County Schools:

1. No Comments

West Wilson Utility District:

1. No Comments

This Ordinance was \*\*Positive Recommendation.to the Board of Commissioners due back on 1/13/2025

**RESULT:** \*\*POSITIVE RECOMMENDATION

**MOVER:** Linda Armistead

**SECONDER:** Luke Winchester

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Armistead, Commissioner Floyd, Commissioner Bulmon, and Commissioner Giles

**Absent:** Commissioner Christenson

- 6.F.** AN ORDINANCE TO REZONE THE PROPERTY KNOWN AS THE CHRISMAN

PROPERTIES, LOCATED 9127 LEBANON ROAD, APPROXIMATELY 3.53 ACRES, MAP 054, PARCELS 063.00, 064.00, 065.00 FROM RS-40 TO CNS.

Planning and Zoning:

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with the CTC zoning district.

Public Works:

1. No Comments

Wilson County Schools:

1. No Comments

West Wilson Utility District:

1. No Comments

This Ordinance was \*\*Positive Recommendation.to the Board of Commissioners due back on 1/13/2025

**RESULT:** \*\*POSITIVE RECOMMENDATION

**MOVER:** Linda Armistead

**SECONDER:** Luke Winchester

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Armistead, Commissioner Floyd, Commissioner Bulmon, and Commissioner Giles

**Absent:** Commissioner Christenson

- 6.G.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 1 ACRE OF PROPERTY LOCATED AT 8790 SAUNDERSVILLE ROAD, MAP 032H, GROUP A, PARCEL 009.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

Planning and Zoning:

1. No comments.

Public Works:

1. No comments.

Wilson County Schools:

1. No comments.

West Wilson Utility District

1. No comments.

This Ordinance was \*\*Positive Recommendation.to the Board of Commissioners due back on 1/13/2025

**RESULT:** \*\*POSITIVE RECOMMENDATION

**MOVER:** Linda Armistead

**SECONDER:** Luke Winchester

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Armistead, Commissioner Floyd, Commissioner Bulmon, and Commissioner Giles

**Absent:** Commissioner Christenson

**6.H.** Review the Preliminary Plat for Lakewood Estates located at 1006 Guill Road.

Planning and Zoning:

1. Full compliance with City Subdivision Regulations and Wilson County Zoning is required.

Public Works:

1. All sidewalks must be outside the right-of-way per Wilson County Road Commission standard. Any sidewalk shall be the responsibility of the HOA or property owner.
2. Adjust typical section so sidewalk is outside of the ROW.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. WWUD has no comments. This project is not in WWUD's Service Area.

**6.I.** Review the Final Plat for Public Storage Golden Bear located off Golden Bear Gateway.

Planning and Zoning:

1. No comments

Public Works:

1. Ensure all plat certificates match verbiage from the Land Development Code. Signing of the final plat can be delayed and final plat returned to applicant for revision if verbiage does not match the Code.
2. Record cross access easement within Lot 2.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.
2. There should be some fire hydrants along the water line along Golden bear that are not shown.

**6.J. Review the Preliminary Plat for Golden Bear Place located off Golden Bear Gateway and Old Beckwith Drive.**Planning and Zoning:

1. All PMDP-PUD requirements shall be adhered to (ordinance 24-52).
2. Revise language on the plat regarding the number of lots, there are eight.
3. Revise lot numbers to address the removal of lot 3.

Public Works:

1. Ensure all plat certificates match verbiage from the Land Development Code. Signing of the final plat can be delayed and final plat returned to applicant for revision if verbiage does not match the Code.
2. All references to the City shall be spelled Mt. Juliet instead of Mount Juliet.
3. Revise note #1 as it seems there are only 8 lots.
4. The development shall be required to replat if additional right-of-way is needed for the roadway construction.
5. Show revised cross access easement from Lot 6 to the proposed Beckwith Business Park.
6. For Lot 9, show entire original Mateo Hotels parcel that is being subdivided.

Wilson County Schools:

1. No comments provided.

West Wilson Utility:

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

**6.K. Review the Final Plat for Golden Bear Place located off of Golden Bear Gateway and Old Beckwith Drive.**Planning and Zoning:

1. Correct the front setback for Lot 6.
2. Label the width of the trail easement.
3. Provide an address for each lot.
4. Correct the adjacent zoning labels where Wilson County and Lebanon City are adjacent to the site.
5. Correct the parcel number and zoning for the Mid Tenn Powersports Property, it is parcel 14.00 and zoned CI-PUD.
6. Correct the zoning of parcel 010.16 (LP Landholdings), it is CI, not CI-PUD.
7. Correct the parcel number and zoning for 4591 Beckwith (Unique Development) it is parcel 018.00, zoned CI, not IR-PUD.

8. Identify landscape buffers where adjacent zoning requires them, CMU adjacent to Wilson Co. R-1 (D buffer section), CMU and RM-16 adjacent to Lebanon City (C and D buffers respectively) and RM-16 adjacent to CI-PUD (D buffer section).
9. All PMDP-PUD requirements shall be adhered to (ordinance 24-52).
10. Revise language on the plat regarding the number of lots, there are eight.
11. Revise lot numbers to address the removal of lot 3.

Public Works:

1. Ensure all plat certificates match verbiage from the Land Development Code. Signing of the final plat can be delayed and final plat returned to applicant for revision if verbiage does not match the Code.
2. Revise Note #1 as there are not 9 lots being platted.
3. All references to the City shall be spelled Mt. Juliet instead of Mount Juliet.
4. Show revised cross access easement from Lot 6 to the proposed Beckwith Business Park.
5. For Lot 9, show entire original Mateo Hotels parcel that is being subdivided.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

2. Water lines shown are not WWUD's design.
3. WWUD cannot review this until WWUD designs the water lines.

**6.L. Review the Final Plat for Devonshire Ph. 4 located off Devonshire Drive.**

Planning and Zoning:

1. All signatures shall be obtained prior to bringing the final plat to the Planning Department for recording.
2. Correct the language in the recording signature block to match what is found in our code.
3. Identify driveway locations.
4. Remove homeowner from note #13.

Public Works:

1. Add note: PUDE's outside of the ROW are not the responsibility of the City of Mt. Juliet.
2. Show detention ponds on the final plat.
3. Add driveway locations on the final plat.
4. Review and revise Note #13.
5. The southbound, left turn lane shall be installed prior to the final stormwater inspection of the first home seeking a C.O. (excluding model home).
6. All punch list items from Public Works/Engineering must be completed prior to Public Works/Engineering signing the plat.
7. 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.

8. The rear setback shall also be a PUDE throughout the development.
9. Driveways shall be located off of the lower classified street.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.
2. Add the following note: All West Wilson Utility District public water lines have a 20' wide easement. Said easement being 10' each side of the centerline of the water line.
3. The plat is showing more fire hydrants than shown on the State Approved plans. Will verify when the on-site visit is conducted.
4. The plat may not be showing the recently relocated water line along Devonshire.

**6.M. Review the Final Plat Modification for Windtree Pines Phase 2 Lots 30 and 31, located at 232 Pin High Drive.**

Planning and Zoning:

1. All conditions of Ordinance 2021-11 shall be adhered to.
2. No building permits shall be pulled until the final plat is recorded.
3. Remove homeowner from note #14.
4. Correct the language in the recording signature block to reflect what is found in the City's subdivision regulations.
5. Add RM-8 zoning to the notes.
6. Remove parking and drive aisles from OS.1.
7. The zoning label for phase 5A on sheet 2 is incorrect, revise.

Public Works:

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

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. The WWUD has no comments.

**6.N. Review the Preliminary Plat for Tomlinson Pointe located at 2844 Curd Road.**

Planning and Zoning:

1. A mail kiosk label on sheet C1.01 of the final master development plan points to nothing.
2. Provide a detail of the mail kiosk. It shall be covered and lit.
3. All conditions of ordinance 2024-53 shall be adhered to.



4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. Landscape plan comments are via separate cover, all comments shall be addressed prior to submittal of construction drawing to Public Works.
7. Indicate what ordinance number the conditions on the cover sheet of the fmdp come from. Incorporate conditions from all PUD amendments.

Engineering:

1. Previous PUD/PM DP conditions apply.
2. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
3. Landscaping plans shall be approved prior to the approval of construction plan review.
4. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
5. Include the initial submittal date and update the revision block with each submittal.

WWUD:

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

Wilson County Schools:

1. No comments provided.

**6.O. Review the Final Master Development Plan for Tomlinson Pointe located at 2844 Curd Road.**

Planning and Zoning:

1. A mail kiosk label on sheet C1.01 of the final master development plan points to nothing.
2. Provide a detail of the mail kiosk. It shall be covered and lit.
3. All conditions of ordinance 2024-53 shall be adhered to.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. Landscape plan comments are via separate cover, all comments shall be addressed prior to submittal of construction drawing to Public Works.
7. Indicate what ordinance number the conditions on the cover sheet of the fmdp come from. Incorporate conditions from all PUD amendments.

Engineering:

1. Previous PUD/PM DP conditions apply.
2. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
3. Landscaping plans shall be approved prior to the approval of construction plan review.
4. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.

5. Include the initial submittal date and update the revision block with each submittal.

WWUD:

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

Wilson County Schools:

1. No comments provided.

**6.P. Review the Preliminary Plat for Yorkshire Estates located at 1000 York Road.**

Planning and Zoning:

1. All requirements of 5-104, single family residential guidelines, shall be adhered excepting any waivers granted via ordinance 2024-33.
2. Low maintenance materials are required for the fencing, wood is not permitted.
3. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. All floodplain policies shall be adhered to.
6. Each amenity area shall be completed upon completion of its respective phase.
7. Provide farm style fencing along the Residential collector/York Road property line to enhance streetscape. Fencing shall be of a low maintenance material.
8. For all wet ponds, please include lighted fountains.
9. Provide how future homeowners will be notified of the firing range located to the immediate south of the property.
10. Correct the master building setbacks for lot 81.
11. Provide a landscape plan. Submittal of construction documents to Public Works is not possible until the landscape plans are approved.

Public Works:

1. Previously approved PUD/PMDP conditions apply.
2. Preliminary drainage report under review. A comprehensive review of the drainage report will take place at construction plan review.
3. All storm pipe in the ROW shall have a min. diameter of 18".
4. Stormwater: Water Quality - TN Rule 400-10-.04 applies
5. Stormwater: Water Quality - 100-year flood detention required.
6. Landscaping plans shall be approved prior to the approval of construction plan review.
7. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
8. The development proposes directing its wastewater flow to the Paradise Dr. pump station. The developer shall be responsible for all improvements/upgrades to the existing Paradise Dr. pump station to serve this development.
9. Per the Land Development Code, existing steep slopes are not permitted within building envelopes.
10. Add note: All PUDEs outside of the ROW are not the maintenance responsibility of the City of Mt. Juliet.
11. 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.

12. The on-street parking shall be parallel spaces.
13. The crosswalks at the roundabout shall be immediately behind the splitter island.
14. The extent of sidewalk required on York Road is to be negotiated between the development and Public Works/Engineering. At a minimum, sidewalk shall be provided on all residential frontages and connect to the trails. Pedestrian crossings shall be provided where sidewalks end.
15. If the FMDP 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 Water lines shown are not WWUD's design.

Wilson County Schools:

1. No comments provided.

**6.Q. Review the Final Master Development Plan for Yorkshire Estates located at 1000 York Road.**

**Planning and Zoning:**

1. All requirements of 5-104, single family residential guidelines, shall be adhered excepting any waivers granted via ordinance 2024-33.
2. Low maintenance materials are required for the fencing, wood is not permitted.
3. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. All floodplain policies shall be adhered to.
6. Each amenity area shall be completed upon completion of its respective phase.
7. Provide farm style fencing along the Residential collector/York Road property line to enhance streetscape. Fencing shall be of a low maintenance material.
8. For all wet ponds, please include lighted fountains.
9. Provide how future homeowners will be notified of the firing range located to the immediate south of the property.
10. Correct the master building setbacks for lot 81.
11. Provide a landscape plan. Submittal of construction documents to Public Works is not possible until the landscape plans are approved.

Public Works:

1. Previously approved PUD/PMDD conditions apply.
2. Preliminary drainage report under review. A comprehensive review of the drainage report will take place at construction plan review.
3. All storm pipe in the ROW shall have a min. diameter of 18".
4. Stormwater: Water Quality - TN Rule 400-10-.04 applies
5. Stormwater: Water Quality - 100-year flood detention required.
6. Landscaping plans shall be approved prior to the approval of construction plan review.

7. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
8. The development proposes directing its wastewater flow to the Paradise Dr. pump station. The developer shall be responsible for all improvements/upgrades to the existing Paradise Dr. pump station to serve this development.
9. Per the Land Development Code, existing steep slopes are not permitted within building envelopes.
10. Add note: All PUDEs outside of the ROW are not the maintenance responsibility of the City of Mt. Juliet.
11. 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.
12. The on-street parking shall be parallel spaces.
13. The crosswalks at the roundabout shall be immediately behind the splitter island.
14. The extent of sidewalk required on York Road is to be negotiated between the development and Public Works/Engineering. At a minimum, sidewalk shall be provided on all residential frontages and connect to the trails. Pedestrian crossings shall be provided where sidewalks end.
15. If the FMDP 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 Water lines shown are not WWUD's design.

Wilson County Schools:

1. No comments provided.

## **7. Site Plans**

### **7.A.** Review the Site Plan for Providence Commons Phase 2 located off S. Mt. Juliet Road.

The item was deferred by the applicant before the meeting began.

This Action Item was deferred to the Planning Commission due back on 1/16/2025

**RESULT:** DEFERRED

## **8. Final Plat**

### **8.A.** \*\*Review the Final Plat for Mt. Juliet Church of Christ located at 1940 N. Mt. Juliet Road.

Staff went over their reports and answered questions from the commission. Tommy Smith, 810 Hillview Dr., represented the project. The applicant consented to the request for a deferral of the project for one month.

This Ordinance was deferred to the Planning Commission due back on 1/16/2025

**RESULT:** DEFERRED

**9. Land Use Amendment, PMDP PUD Amendment**

- 9.A.** \*\*Review the Land Use Amendment from Neighborhood Commercial to Multi-Family for Windtree Pines Townhomes, Located at 764 Nonaville Road. Staff went over their reports and answered questions from the commission. Joe Haddix, CSDG, 2305 Kline Ave., represented the project. Will Smith, Beazer Homes, 501 Corporate Centre Dr. also represented the project. Barbara Mann, 780 Nonaville Road, spoke out against the project. Mary Bradley, 780G Nonaville Road, spoke out against the project.

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

**RESULT:** NEGATIVE RECOMMENDATION

**MOVER:** David Rast

**SECONDER:** Preston George

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Armistead, Commissioner Floyd, Commissioner Bulmon, and Commissioner Giles

**Absent:** Commissioner Christenson

- 9.B.** \*\*Review the Major PUD Amendment including a rezone from CNS to RM-8 for Windtree Pines Townhomes, Located at 764 Nonaville Road.

A motion was made by Chairperson Winchester, seconded by Vice Chair Rast, that this Ordinance be deferred indefinitely to the Planning Commission, on meeting date of 12/18/2025. The motion carried by the following vote:

**RESULT:** DEFERRED INDEFINITELY

**MOVER:** Luke Winchester

**SECONDER:** David Rast

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Armistead, Commissioner Floyd, Commissioner Bulmon, and Commissioner Giles

**Absent:** Commissioner Christenson

**10. Adjourn**

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

**RESULT:** APPROVED

**MOVER:** David Rast

**SECONDER:** Preston George

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Armistead, Commissioner Floyd, Commissioner Bulmon, and Commissioner Giles

**Absent:** Commissioner Christenson

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

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Luke Winchester, Chairperson

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Kenny Howell, Planning Commission Secretary