



# Mt. Juliet, Tennessee

## Planning Commission

### Agenda - Final

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

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**Thursday, December 19, 2024**

**6:30 PM**

**Commission Chambers**

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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**
- 2. Set Agenda**
- 3. Staff Reports**
- 4. Citizen's Comments**
- 5. Minutes Approval**
  - 5.A.** Approve the Minutes for the November 21, 2024 Planning Commission meeting.
- 6. Consent Agenda**
  - 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.** \*\*Review the Land Use Plan Amendment for the Chrisman Property located off Karen Drive.
  - 6.E.** \*\*Review the Annexation request, including a Plan of Services, for the Chrisman Properties located off Lebanon Road and Karen Drive.
  - 6.F.** \*\*Review the Rezone request for the Chrisman Properties located off Lebanon Road and Karen Drive.
  - 6.G.** \*\*Review the Annexation request, including a Plan of Services, for 8790 Saundersville Road.

- 6.H. Review the Preliminary Plat for Lakewood Estates located at 1006 Guill Road.
- 6.I. Review the Final Plat for Public Storage Golden Bear located off Golden Bear Gateway.
- 6.J. Review the Preliminary Plat for Golden Bear Place located off Golden Bear Gateway and Old Beckwith Drive.
- 6.K. Review the Final Plat for Golden Bear Place located off of Golden Bear Gateway and Old Beckwith Drive.
- 6.L. Review the Final Plat for Devonshire Ph. 4 located off Devonshire Drive.
- 6.M. Review the Final Plat Modification for Windtree Pines Phase 2 Lots 30 and 31, located at 232 Pin High Drive.
- 6.N. Review the Preliminary Plat for Tomlinson Pointe located at 2844 Curd Road.
- 6.O. Review the Final Master Development Plan for Tomlinson Pointe located at 2844 Curd Road.
- 6.P. Review the Preliminary Plat for Yorkshire Estates located at 1000 York Road.
- 6.Q. Review the Final Master Development Plan for Yorkshire Estates located at 1000 York Road.
- 7. **Site Plans**
  - 7.A. Review the Site Plan for Providence Commons Phase 2 located off S. Mt. Juliet Road.
- 8. **Final Plat**
  - 8.A. \*\*Review the Final Plat for Mt. Juliet Church of Christ located at 1940 N. Mt. Juliet Road.
- 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.
  - 9.B. \*\*Review the Major PUD Amendment including a rezone from CNS to RM-8 for Windtree Pines Townhomes, Located at 764 Nonaville Road.
- 10. **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

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**File #:** 0980

**Agenda Date:** 12/19/2024

**Agenda #:** 5.A.

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**Title:**

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

Thursday, November 21, 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, Nathan Bulmon, Preston George, Linda Armistead

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

**Present** Vice Chair David Rast, Commissioner Rebecca Christenson, Commissioner Larry Searcy, Commissioner Preston George, Commissioner Linda Armistead, Commissioner Nathan Bulmon, and James Maness

**Absent** Chairperson Luke Winchester, Commissioner Scott Hefner, and Commissioner Ted Floyd

**1. Call to Order**

**2. Set Agenda**

Vice Chair David Rast requested to move item 7A to consent. There were no objections.

**3. Staff Reports**

Staff reviewed their reports and answered questions from the Commission.

**4. Citizen's Comments**

**5. Minutes Approval**

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

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

**RESULT:** APPROVED

**MOVER:** Preston George

**SECONDER:** Larry Searcy

**Aye:** Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Armistead, Mayor James Manes, and Commissioner Bulmon

**Absent:** Chairperson Winchester, Commissioner Hefner, and Commissioner Floyd

**6. Consent Agenda**

Staff reviewed their reports and answered questions from the Commission. There were no citizen comments. Vice Chairman Rast closed the Planning Commission and opened a Public Hearing. There were no citizen comments. Vice Chairman Rast re-opened the Planning Commission Meeting.

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

**RESULT:** APPROVED

**MOVER:** Preston George

**SECONDER:** Linda Armistead

**Aye:** Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Armistead, Mayor James Manes, and Commissioner Bulmon

**Absent:** Chairperson Winchester, Commissioner Hefner, and Commissioner Floyd

**6.A.** Appoint Taylor Murray as Planning Commission Secretary.

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

Planning and Zoning:

1. No Comments

Engineering:

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

West Wilson Utility District:

1. WWUD has no comments.

Wilson County Schools:

1. No Comments

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

Planning and Zoning:

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

Engineering:

1. All punch list items from Public Works/Engineering must be completed prior to Public Works/Engineering signing of the final plat.

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

West Wilson Utility District:

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

Wilson County Schools:

1. No Comments

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

Planning and Zoning:

1. All signatures shall be obtained prior to bringing the Final Plat to the Planning Department for recording.
2. Provide a confirmation letter from Wilson County that the Plat meets their zoning requirements.

Engineering:

1. Add note: All PUDEs outside of the ROW shall not be the maintenance responsibility of Wilson County.

West Wilson Utility District:

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

Wilson County Schools:

1. No Comments

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

Planning and Zoning:

1. No comments.

Engineering:

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

West Wilson Utility District:

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

Wilson County Schools:

1. No Comments

- 6.F.** \*\*Review the Annexation and Plan of Services for the City Property located at 2460 Old Lebanon Dirt Road.
- Planning and Zoning:
1. No comment.
- Public Works:
1. No comment.
- Wilson County Schools:
1. No comment.
- West Wilson Utility District:
1. No comment.
- This Ordinance was \*\*Positive Recommendation.to the Board of Commissioners due back on 12/9/2024
- RESULT:** \*\*POSITIVE RECOMMENDATION
- 6.G.** \*\*Review the Annexation and Plan of Services for the property located at 1191 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.
- This Ordinance was \*\*Positive Recommendation.to the Board of Commissioners due back on 1/13/2025
- RESULT:** \*\*POSITIVE RECOMMENDATION
- 6.H.** \*\*Review the abandonment of a portion of the existing ROW located off Rutland Road near Golden Bear Gateway.
- This Ordinance was \*\*Positive Recommendation.to the Board of Commissioners due back on 1/13/2025
- RESULT:** \*\*POSITIVE RECOMMENDATION
- 6.I.** \*\*Review the Ordinance to repeal Ordinance 2015-09 and Ordinance 2016-02 in their entirety to encourage hotel development.
- This Ordinance was \*\*Positive Recommendation.to the Board of Commissioners due back on 1/13/2025
- RESULT:** \*\*POSITIVE RECOMMENDATION
- 6.J.** \*\*Review the Ordinance amending part B of the Unified Development Code of the City of

Mt. Juliet, Tennessee, known as the zoning regulations (Ordinance 2001-29), adopted October 8, 2001, as amended, to define "Hotels and Motels" in section 6-102, uses and structures.

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

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

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

Planning and Zoning:

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

Engineering:

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

West Wilson Utility District:



1. WWUD is finalizing water plans for this development.

Wilson County Schools:

1. No Comments

**7. Site Plans / Final Master Development Plans**

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

Brett Nevaril, Infinity Engineering Group, 1208 East Kennedy Blvd Tampa, Florida represented the project and answered questions from the Commission. Staff reviewed their reports and answered questions from the Commission. There were no citizen comments.

Planning and Zoning:

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

Engineering:

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

West Wilson Utility District:

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

Wilson County Schools:

1. No Comments

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

**RESULT:** APPROVED

**MOVER:** Linda Armistead

**SECONDER:** Rebecca Christenson

**Aye:** Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Armistead, Mayor James Manes, and Commissioner Bulmon

**Absent:** Chairperson Winchester, Commissioner Hefner, and Commissioner Floyd

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

Neil Hall, Para Design, 145 Bear Crossing represented the project and answered questions from the Commission. Staff reviewed their reports and answered questions from the Commission. There were no citizen comments.

Planning and Zoning:

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

Engineering:

1. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval.
2. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
3. Landscaping plans shall be approved prior to the approval of the construction plans.
4. Each proposed restaurant shall have its own (1,500 gallon minimum) grease trap.
5. Per the conditions of the preliminary plat approval, each lot shall pay \$2,000 per acre at the time of land disturbance permit until \$125,000 is reached for the installation of high-mast LED lighting at the I-40 interchange.
6. The development is requesting a median cut in Legacy Pointe Boulevard. Previous iterations of the site included a median cut closer to the intersection of Legacy Pointe Boulevard and Rutland Drive. The proposed location reduces conflict with the intersection and is more suitable.
7. The curb line on Legacy Pointe Boulevard shall be adjusted, as shown, to eliminate the on-street parking that would otherwise hinder intersection sight distance at the driveway.
8. A R3-4 sign (No U-Turns) shall be installed in the medians of Legacy Pointe Boulevard to eliminate U-turn movements at the driveway.
9. An additional curb ramp is needed on the southwest side of Building C to connect the pedestrian access route from the public right-of-way to the buildings.
10. If project is approved, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.
11. Adding additional pavement markings inside a drive aisle as a dedicated space for pedestrians to easily access buildings B and C.

West Wilson Utility District:

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

Wilson County Schools:

1. No Comments

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

**RESULT:** APPROVED

**MOVER:** Rebecca Christenson

**SECONDER:** Preston George

**Aye:** Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Armistead, Mayor James Manes, and Commissioner Bulmon

**Absent:** Chairperson Winchester, Commissioner Hefner, and Commissioner Floyd

- 7.C.** Review the Final Master Development Plan/Site Plan for Golden Bear Retail Center, located at 1995 Golden Bear Gateway. Neil Hall, Para Design, 145 Bear Crossing represented the project. Staff reviewed their reports and answered questions from the Commission. There were no citizen comments.

Planning and Zoning:

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

Engineering:

1. Landscaping plans shall be approved prior to the approval of construction plan review.
2. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
3. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
4. Each proposed restaurant in the development shall have its own grease trap.

5. Work with staff to allow a loading area behind the building outside of public view.
6. Sidewalks shall be constructed on Sire Drive, as shown.
7. The turndown sidewalk shall be at least 5' wide, excluding the width of the curb.
8. The flares on the standard commercial driveway shall be 6'. Update the standard detail.
9. All applicable City standard details shall be used.
10. If project is approved, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

West Wilson Utility District:

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

Wilson County Schools:

1. No Comments

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

**RESULT:** APPROVED

**MOVER:** Linda Armistead

**SECONDER:** Preston George

**Aye:** Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Armistead, Mayor James Manes, and Commissioner Bulmon

**Absent:** Chairperson Winchester, Commissioner Hefner, and Commissioner Floyd

**8. Adjourn**

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

**RESULT:** APPROVED

**MOVER:** Linda Armistead

**SECONDER:** Preston George

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

**Nay:** Mayor James Maness

**Absent:** Chairperson Winchester, Commissioner Hefner, and Commissioner Floyd

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

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Luke Winchester, Chairperson

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Tyler Gutierrez, Planning Commission Secretary



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0977

**Agenda Date:** 12/19/2024

**Agenda #:** 6.A.

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**Title:**

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.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0978

**Agenda Date:** 12/19/2024

**Agenda #:** 6.B.

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**Title:**

The Sewer Letter of Credit (1523) in the amount of \$431,525.85 for Legacy Pointe Ph. 1 can be released.





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0979

**Agenda Date:** 12/19/2024

**Agenda #:** 6.C.

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**Title:**

The Sewer Letter of Credit (1651468480-772) in the amount of \$119,005.50 for Jackson Hills Ph. 5 can be released.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0971

**Agenda Date:** 12/19/2024

**Agenda #:** 6.D.

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**Title:**

\*\*Review the Land Use Plan Amendment for the Chrisman Property located off Karen Drive.



**MEMORANDUM**

**Date:** December 19, 2024

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Chrisman Properties  
Land Use Amendment, Annexation, Rezone  
Map - 054  
Parcel(s) – 63.00, 64.00, 65.00

**Request:** Submitted by Norman Chrisman, applicant and owner, this request is for an annexation, rezone and land use amendment of the property shown as Map 054, Parcels 063.00, 064.00, 065.00 and located at 9127 Lebanon Road.

**Description:** The subject property is approximately 3.53 acres, with parcels 064.00 and 065.00 to the North side of Lebanon Road, with the third parcel abutting and located just North and along Karen Drive. The property is located within the City’s urban growth boundary and is adjacent to West Elementary school, to the immediate West. The property has approximately 304 feet of road frontage. Should this property be annexed, it will become part of District 1. The property is currently in Wilson County’s jurisdiction and is zoned A-1. The requested zoning is CTC Commercial Town Center. The future land use shows the parcels 064.00 and 065.00 that front Lebanon Road as Neighborhood Commercial and for parcel 063.00 on Karen Drive as Low Density residential.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
9127 Lebanon Rd (Parcels 064.00 & 065.00)	Neighborhood Commercial	Neighborhood Commercial (No Land use required)	Wilson Co. A-1	CTC, Commercial Town Center

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
Karen Drive (Parcels 063.00)	Low Density Residential	Neighborhood Commercial (Land use required)	Wilson Co. A-1	CTC, Commercial Town Center

**Future Land Use Plan:** The City’s Future Land use map identifies parcels 064.00 and 065.00, fronting Lebanon Road as Neighborhood Commercial, with the requested use as Neighborhood Commercial, and no land use is required for these two parcels.

Parcel 063.00, fronting Karen Drive is identified on the future land use at Low Density residential, and the request is for Neighborhood Commercial, therefore a land use map amendment will be required for this parcel only.

The applicant has stated they are currently in the process of getting the property surveyed with the intent to combine all three parcels with subsequent land use and zoning as previously requested.

**Zoning:** Current zoning is Wilson County A-1. The applicant is seeking CTC, Commercial Town Center zoning, which is consistent with the surrounding zoning and the City’s future land use plan.

**Annexation:** The property is located withing the City’s urban growth boundary.

**Plan of Services:** A plan of services is included.

**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:** There is no proposed use at this time, although the applicant has stated that the three parcels are currently being surveyed with the intention of filing for a final plat to combine all three parcels. The applicant has stated he would like to market the property as commercial, therefore the need for the land use and zoning request.

There is currently a strip of land located to the North that separates parcel 063.00 from parcels 064.00 and 065.00 that front Lebanon Rd. The applicant has provided a letter from the Wilson County Road Commission, dated Nov. 9, 2024, stating they do not own any interest in this strip of land. It is the intent of the applicant to absorb this section of land into the combined three parcels, upon replatting.

**Recommendation:** Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the Land Use, Annexation and Rezone of 9127 Lebanon Rd, also shown as Map 054, parcels 063.00, 064.00 and 065.00.

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

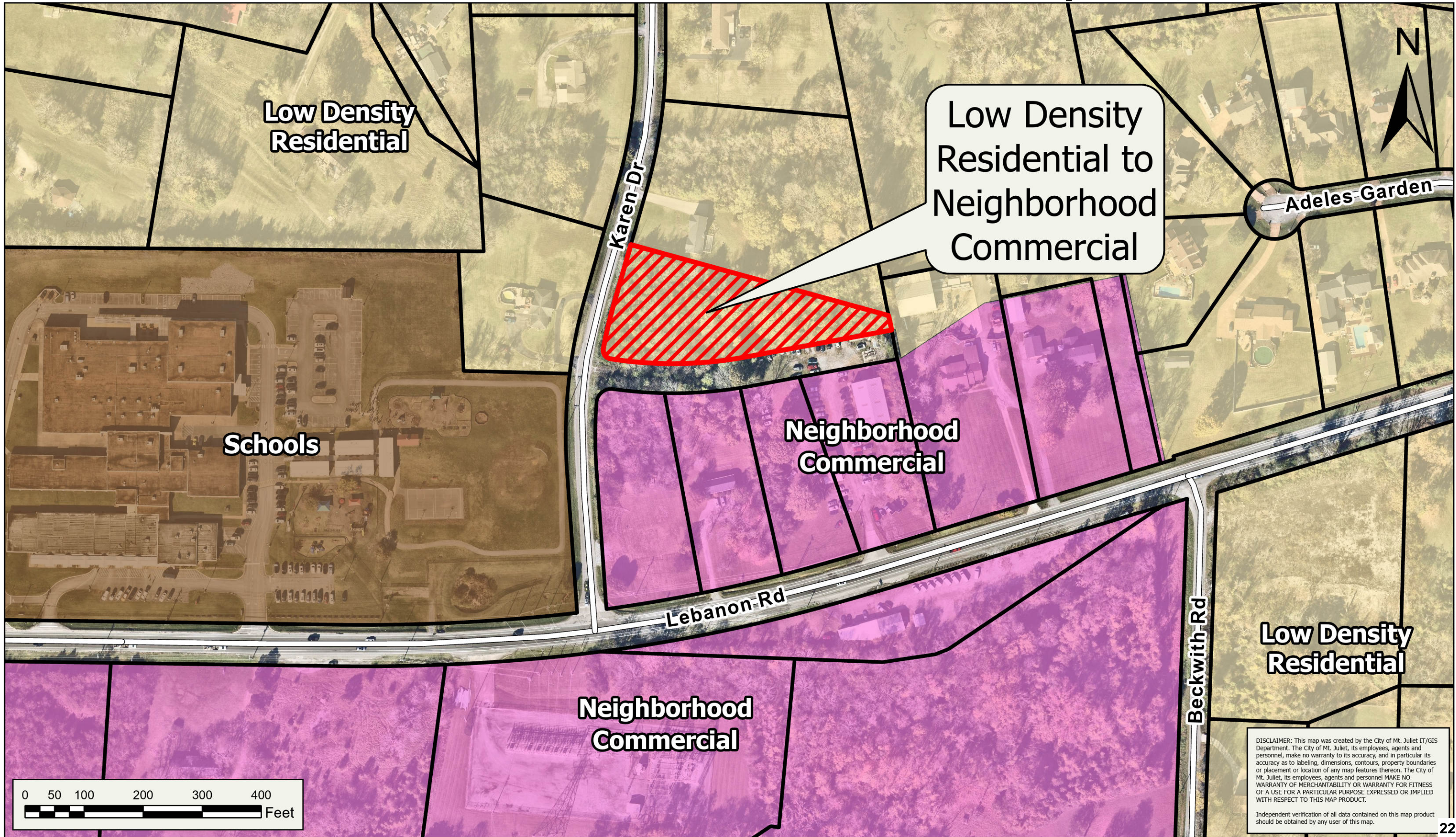
West Wilson Utility District:

1. No Comments



# Exhibit C- LUA

# Chrisman Property- Karen Dr Map 054, Parcel 63.00





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0972

**Agenda Date:** 12/19/2024

**Agenda #:** 6.E.

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**Title:**

\*\*Review the Annexation request, including a Plan of Services, for the Chrisman Properties located off Lebanon Road and Karen Drive.



**MEMORANDUM**

**Date:** December 19, 2024

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Chrisman Properties  
Land Use Amendment, Annexation, Rezone  
Map - 054  
Parcel(s) – 63.00, 64.00, 65.00

**Request:** Submitted by Norman Chrisman, applicant and owner, this request is for an annexation, rezone and land use amendment of the property shown as Map 054, Parcels 063.00, 064.00, 065.00 and located at 9127 Lebanon Road.

**Description:** The subject property is approximately 3.53 acres, with parcels 064.00 and 065.00 to the North side of Lebanon Road, with the third parcel abutting and located just North and along Karen Drive. The property is located within the City’s urban growth boundary and is adjacent to West Elementary school, to the immediate West. The property has approximately 304 feet of road frontage. Should this property be annexed, it will become part of District 1. The property is currently in Wilson County’s jurisdiction and is zoned A-1. The requested zoning is CTC Commercial Town Center. The future land use shows the parcels 064.00 and 065.00 that front Lebanon Road as Neighborhood Commercial and for parcel 063.00 on Karen Drive as Low Density residential.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
9127 Lebanon Rd (Parcels 064.00 & 065.00)	Neighborhood Commercial	Neighborhood Commercial (No Land use required)	Wilson Co. A-1	CTC, Commercial Town Center

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
Karen Drive (Parcels 063.00)	Low Density Residential	Neighborhood Commercial (Land use required)	Wilson Co. A-1	CTC, Commercial Town Center



**Future Land Use Plan:** The City’s Future Land use map identifies parcels 064.00 and 065.00, fronting Lebanon Road as Neighborhood Commercial, with the requested use as Neighborhood Commercial, and no land use is required for these two parcels.

Parcel 063.00, fronting Karen Drive is identified on the future land use at Low Density residential, and the request is for Neighborhood Commercial, therefore a land use map amendment will be required for this parcel only.

The applicant has stated they are currently in the process of getting the property surveyed with the intent to combine all three parcels with subsequent land use and zoning as previously requested.

**Zoning:** Current zoning is Wilson County A-1. The applicant is seeking CTC, Commercial Town Center zoning, which is consistent with the surrounding zoning and the City’s future land use plan.

**Annexation:** The property is located withing the City’s urban growth boundary.

**Plan of Services:** A plan of services is included.

**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:** There is no proposed use at this time, although the applicant has stated that the three parcels are currently being surveyed with the intention of filing for a final plat to combine all three parcels. The applicant has stated he would like to market the property as commercial, therefore the need for the land use and zoning request.

There is currently a strip of land located to the North that separates parcel 063.00 from parcels 064.00 and 065.00 that front Lebanon Rd. The applicant has provided a letter from the Wilson County Road Commission, dated Nov. 9, 2024, stating they do not own any interest in this strip of land. It is the intent of the applicant to absorb this section of land into the combined three parcels, upon replatting.

**Recommendation:** Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the Land Use, Annexation and Rezone of 9127 Lebanon Rd, also shown as Map 054, parcels 063.00, 064.00 and 065.00.

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:

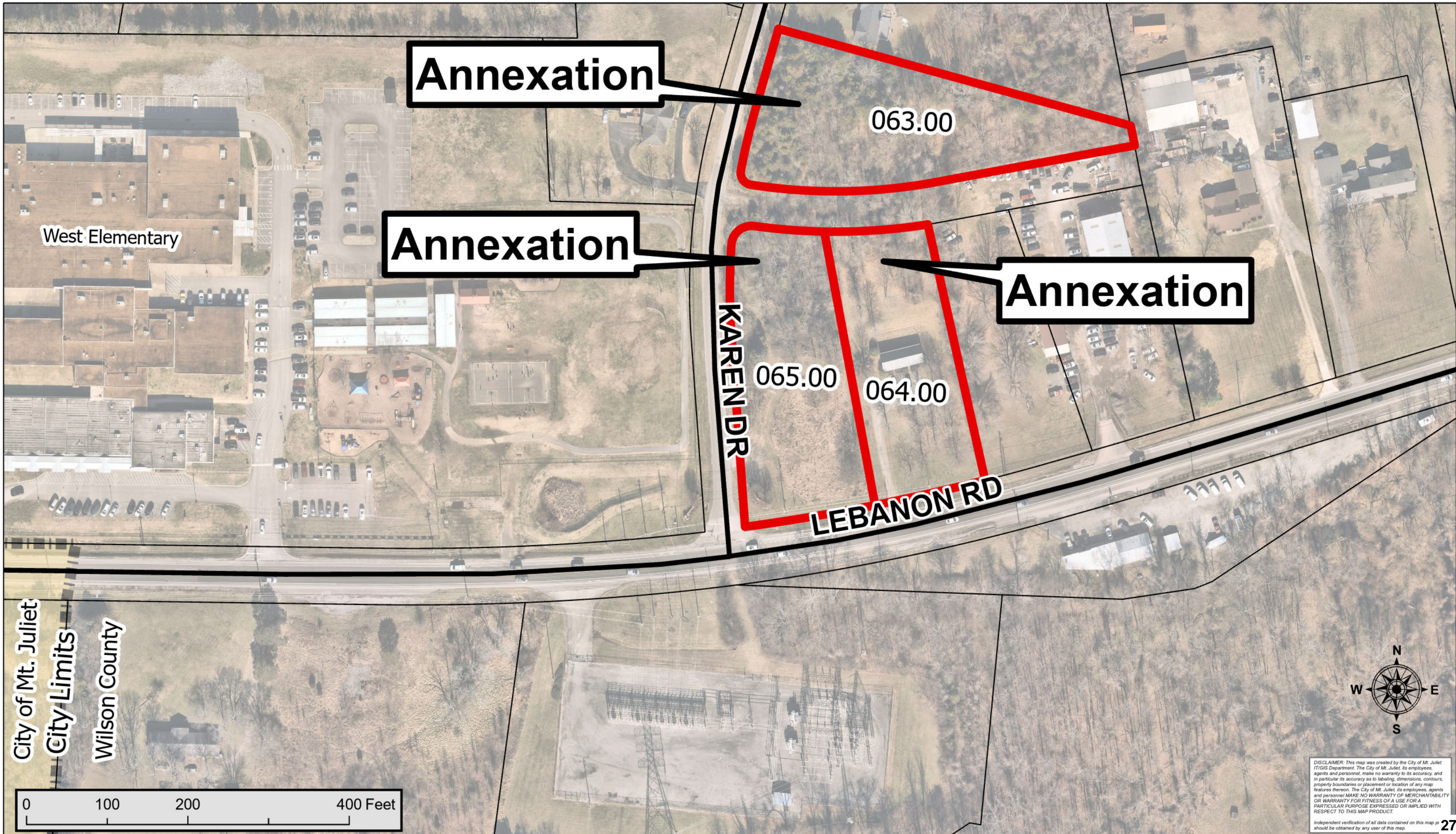
1. No Comments



# Exhibit A - Annexation

# Chrisman Properties

## Map 054, Parcel(s) 063.00, 064.00, 065.00



## RESOLUTION - 2024

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE CHRISMAN PROPERTIES PROPERTY, LOCATED AT 9127 LEBANON ROAD MAP 054 PARCELS 63.00, 64.00, 65.00, 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 Chrisman Properties located at 9127 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 9127 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 - 2024

### **E. Refuse Collection:**

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

### **F. Public Streets:**

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

### **G. Schools:**

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

### **H. Inspection Services:**

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

### **I. Planning:**

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

**RESOLUTION - 2024**

**J. Street Lighting**

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

**K. Recreation**

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

**L. Electrical Service**

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

**NOW THEREFORE BE IT RESOLVED:**

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

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

PASSED:

FIRST READING:

\_\_\_\_\_  
James Maness, Mayor

ATTEST:

\_\_\_\_\_  
Sheila S. Lockett, MMC  
City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
Kenny Martin, City Manager

\_\_\_\_\_  
Samantha Burnett, City Attorney



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0973

**Agenda Date:** 12/19/2024

**Agenda #:** 6.F.

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**Title:**

\*\*Review the Rezone request for the Chrisman Properties located off Lebanon Road and Karen Drive.



**MEMORANDUM**

**Date:** December 19, 2024

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Chrisman Properties  
Land Use Amendment, Annexation, Rezone  
Map - 054  
Parcel(s) – 63.00, 64.00, 65.00

**Request:** Submitted by Norman Chrisman, applicant and owner, this request is for an annexation, rezone and land use amendment of the property shown as Map 054, Parcels 063.00, 064.00, 065.00 and located at 9127 Lebanon Road.

**Description:** The subject property is approximately 3.53 acres, with parcels 064.00 and 065.00 to the North side of Lebanon Road, with the third parcel abutting and located just North and along Karen Drive. The property is located within the City’s urban growth boundary and is adjacent to West Elementary school, to the immediate West. The property has approximately 304 feet of road frontage. Should this property be annexed, it will become part of District 1. The property is currently in Wilson County’s jurisdiction and is zoned A-1. The requested zoning is CTC Commercial Town Center. The future land use shows the parcels 064.00 and 065.00 that front Lebanon Road as Neighborhood Commercial and for parcel 063.00 on Karen Drive as Low Density residential.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
9127 Lebanon Rd (Parcels 064.00 & 065.00)	Neighborhood Commercial	Neighborhood Commercial (No Land use required)	Wilson Co. A-1	CTC, Commercial Town Center

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
Karen Drive (Parcels 063.00)	Low Density Residential	Neighborhood Commercial (Land use required)	Wilson Co. A-1	CTC, Commercial Town Center



**Future Land Use Plan:** The City’s Future Land use map identifies parcels 064.00 and 065.00, fronting Lebanon Road as Neighborhood Commercial, with the requested use as Neighborhood Commercial, and no land use is required for these two parcels.

Parcel 063.00, fronting Karen Drive is identified on the future land use at Low Density residential, and the request is for Neighborhood Commercial, therefore a land use map amendment will be required for this parcel only.

The applicant has stated they are currently in the process of getting the property surveyed with the intent to combine all three parcels with subsequent land use and zoning as previously requested.

**Zoning:** Current zoning is Wilson County A-1. The applicant is seeking CTC, Commercial Town Center zoning, which is consistent with the surrounding zoning and the City’s future land use plan.

**Annexation:** The property is located withing the City’s urban growth boundary.

**Plan of Services:** A plan of services is included.

**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:** There is no proposed use at this time, although the applicant has stated that the three parcels are currently being surveyed with the intention of filing for a final plat to combine all three parcels. The applicant has stated he would like to market the property as commercial, therefore the need for the land use and zoning request.

There is currently a strip of land located to the North that separates parcel 063.00 from parcels 064.00 and 065.00 that front Lebanon Rd. The applicant has provided a letter from the Wilson County Road Commission, dated Nov. 9, 2024, stating they do not own any interest in this strip of land. It is the intent of the applicant to absorb this section of land into the combined three parcels, upon replatting.

**Recommendation:** Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the Land Use, Annexation and Rezone of 9127 Lebanon Rd, also shown as Map 054, parcels 063.00, 064.00 and 065.00.

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:

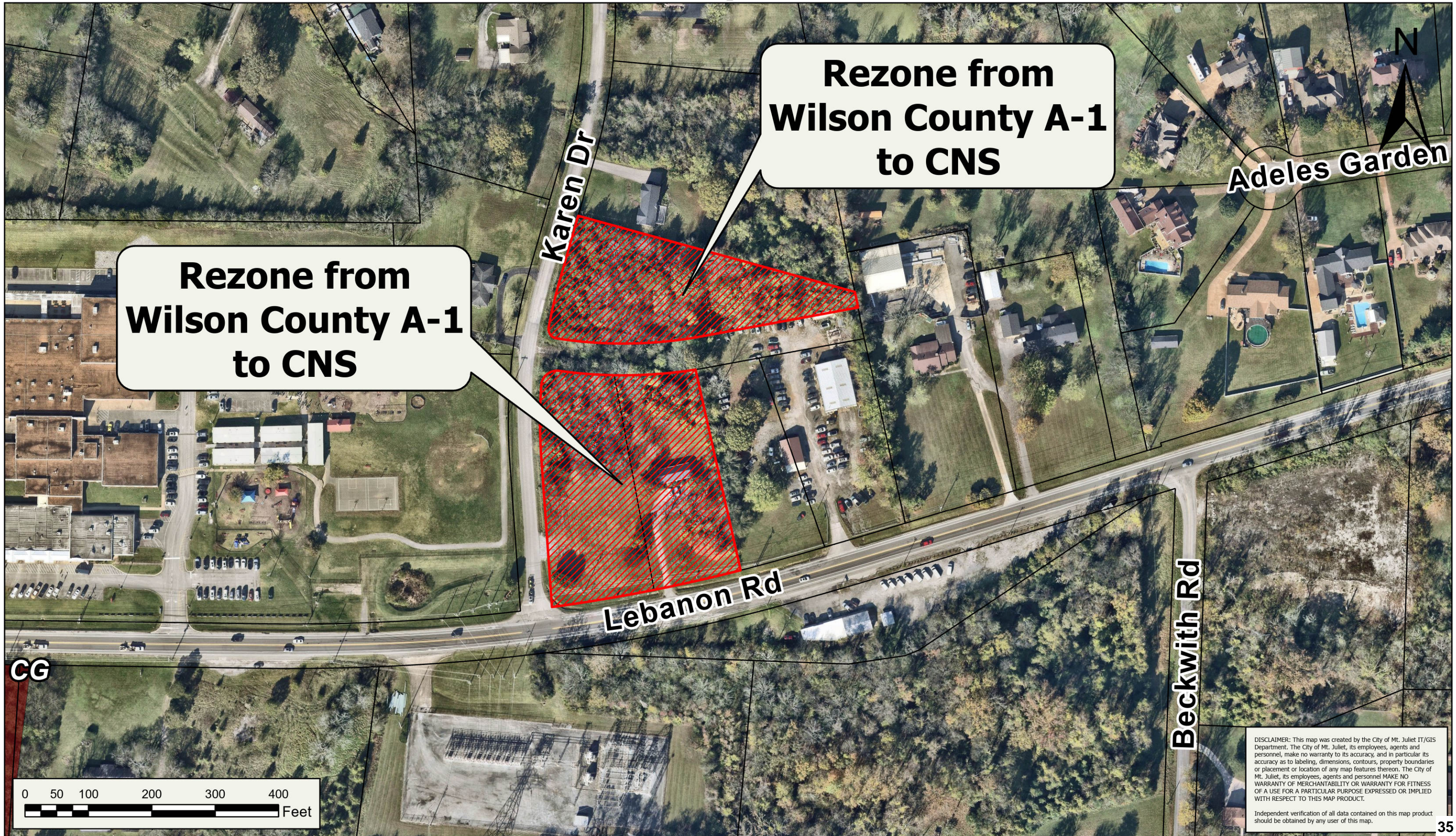
1. No Comments



# Exhibit B- Rezone

# Chrisman Properties

## Map 054, Parcels 63.00, 64.00, & 65.00





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0961

**Agenda Date:** 12/19/2024

**Agenda #:** 6.G.

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**Title:**

\*\*Review the Annexation request, including a Plan of Services, for 8790 Saundersville Road.



**MEMORANDUM**

**Date:** December 19, 2024

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** 8790 Saundersville Road  
Annexation  
Map – 032H  
Parcel(s) – 9.00

**Request:** Requested by Mike Dehn of DB Construction, on behalf of their client, Martin Aguilar, the applicant is requesting approval for annexation of 0.99 acres at 8790 Saundersville Road, to be able to access City sewer, that currently runs along Saundersville Road, directly in front of the property. The owner is wishing to annex and gain sewer availability in order to build a single-family residence on the subject property.

**Description:** The subject property is approximately 0.99 acres, on one parcel of the East Side of Saundersville Road. The property is located within the City’s urban growth boundary. The property is currently within Wilson County’s jurisdiction and is zoned R-1. The property owner is proposing a single-family residence on the site.

<b>REQUEST SUMMARY</b>	<b>Land Use Map</b>	<b>Requested Classification</b>	<b>Current Zoning</b>	<b>Requested Zoning</b>
8790 Saundersville	Medium Density Residential	N/A	Wilson Co. R-1	RS-40 Default

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

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

**Annexation:** The property is located withing the City’s urban growth boundary. There are city properties located both to the North and South of this site along Saundersville Road, from the subject site.

**Plan of Services:** A plan of services is included for review.

Summary: The reason for this request is to gain access to the City sewer system for a proposed single family residence. The area is served by City sewer, running directly parallel, along the road frontage of road, on Saundersville. The site is in the City's UGB.

**Recommendation:** Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation of 8790 Saundersville Road, subject to any conditions below.

Planning and Zoning:

1. No comments.

Public Works:

1. No comments.

Wilson County Schools:

1. No comments.

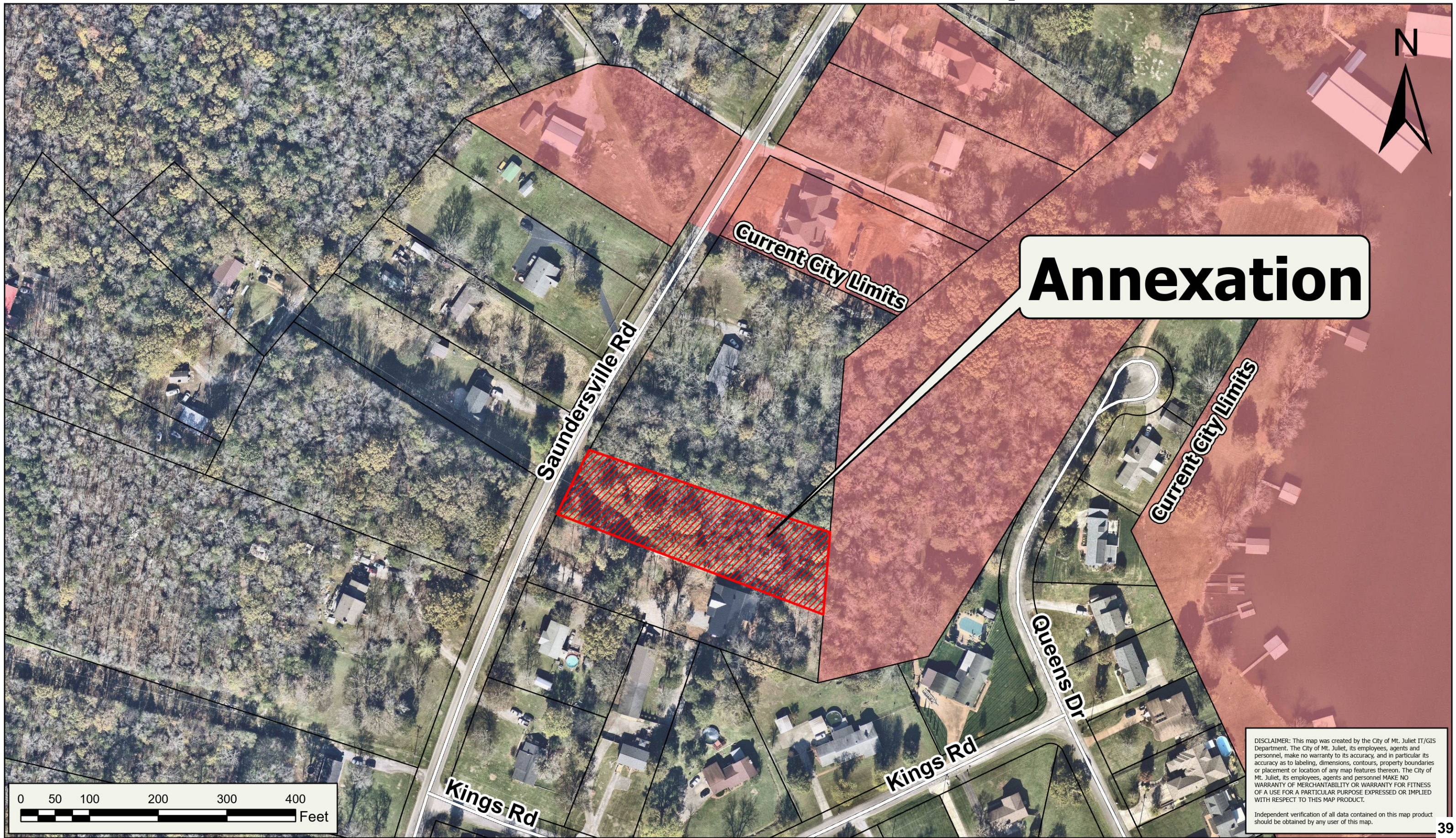
West Wilson Utility District

1. No comments.



# Exhibit A- Annexation

## 8790 Saundersville Rd Map 032H, Parcel 009.00



## RESOLUTION - 2022

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE **8790 SAUNDERSVILLE ROAD PROPERTY**, LOCATED AT 8790 SAUNDERSVILLE ROAD MAP 032H PARCELS 9.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY:

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

**WHEREAS**, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of property known as 8790 Saundersville Road located at 8790 Saundersville 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 8790 SAUNDERSVILLE 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-40.

**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

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**File #:** 0963

**Agenda Date:** 12/19/2024

**Agenda #:** 6.H.

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**Title:**

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



## MEMORANDUM

**Date:** December 19, 2024

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Lakewood Estates  
(Formerly known as Henninger Property)  
Preliminary Plat  
Map - 097  
Parcel(s) – 67.00

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**Request:** Dean Design Group on behalf of their client Craig Henniger, H&H assets, requests preliminary plat approval for the Lakewood Estates subdivision, (formerly known as the Henninger property). This property consists of 22 lots and is within Wilson County jurisdiction.

**Analysis:** The development site is located at 1006 Guill Road and is included within the City's Urban Growth boundary. The property is zoned Wilson County R-3. Existing structures, including several residential trailers, are to be demolished for this subdivision. Subdivisions in the City's UGB, are required to be in full compliance with the City's Subdivision regulations.

**Preliminary Plat:** This preliminary plat includes the entire subdivision, all 22 lots, over 12.78 acres. Approximately 44,499.80 square feet, or 8% is shown as open space. The average, just under one half acre at, 19,155 square feet. Soils area are identified as the subdivision will not be served by City Sewer. Sidewalks are proposed along both sides of the cul-de-sac and along Guill Road frontage. The applicant has provided a letter from Wilson County Planning, noting their offer of approval of the subdivision regarding compliance with their zoning regulations.

**Subdivision Regulations:** The City's subdivision regulations require that lots will include no less than 50' of road frontage and 35' for cul-de-sacs and sidewalk is required along internal streets and along the Guill Road Frontage.

### **4-101.11 Lot Area Requirements for Subdivision's Within Mt. Juliet's Urban Growth Boundary**

**Applicability:** Any project submitted to the Mt. Juliet Regional Planning Commission (RPC) for Preliminary Plat or Final Plat of a Major Subdivision (outside of a PUD) including any subdivision application for a parcel located outside the City of Mt. Juliet's corporate limits but within Mt. Juliet's Urban Growth Boundary shall be subject to the following requirements:

(New subsection) 4-102.11, Lot Area Requirements for Subdivisions Within Mt. Juliet's Urban Growth Boundary:

- a. No subdivision of a parcel may result in any new lot/parcel having a total area of less than 40,000 sq.ft.
- b. No subdivision of a parcel is permitted if the applicant will not receive sewer service from the City of Mt. Juliet.- **Sewer service not available at this location. Annexation was denied by the BOC.**
- c. Subsection (a) does not apply if:
  - a. The applicant for subdivision requested annexation by the City of Mt. Juliet and the annexation was denied; and **Annexation request failed at the 11/13/23 BOC meeting for lack of a motion to hear the project.**
  - b. The applicant is requesting a subdivision of land that is substantially similar to that for which annexation was denied. -
- d. Subsection (b) does not apply if:
  - a. The applicant for subdivision requested sewer service from the City of Mt. Juliet, and the City of Mt. Juliet, in writing, determined that providing sewer service to the area in question is not in the City of Mt. Juliet's best interest. **Out of City sewer request was denied.**

**SECTION 3 – Amend 4-103, Streets and Pedestrian Ways, as follows, by amending 4-103.101, 4-103.103, and 4-103.105, and adding 4-103.107:**

**4-103.101. Sidewalks along new streets.** Sidewalks shall be required along all streets

**4-103.103. Location of sidewalks.** Sidewalks shall be required along both sides of all streets. Sidewalks shall be included within the dedicated nontraffic way portion of the right-of-way of all public ways. Concrete curbs are required for all public ways where sidewalks are to be constructed. A median strip of grassed or landscaped area at least six (6) feet wide shall separate all sidewalks from adjacent curbs. No sidewalk shall be constructed closer than six (6) inches from any lot line. Sidewalk construction details shall be shown in appendix B of these regulations.

**4-103.105. Alternative pedestrian ways.** Within PUD districts, the Planning Commission may recommend approval for pedestrian walkways at locations other than along the rights-of-way of streets provided that those locations provide an equal alternate pedestrian route. Within these developments, a system of pedestrian walkways may be located within commonly held open space and contained within access easements.

**4-103.107. ADA Compliance.** Proposed developments or re-developments along streets that contain existing sidewalks shall reconstruct the sidewalk and/or curb ramps to meet current ADA standards if it is determined that the sidewalk or curb ramp is non-compliant per the City's ADA transition plan or by the City's ADA coordinator. The sidewalk shall also be replaced to meet the width standards for that particular roadway classification even if it currently meets ADA compliance.

**The plans note a sidewalk along both sides of the street and along Guill Road.**

**Summary:** A letter from Wilson Co. Planning is included in this resubmittal and indicates their satisfaction with the subdivision as proposed in relation to their zoning regulations. The applicant has requested out of City sewer service which has been officially denied by Public Works as was an annexation request by the Board of Commissioners.

**Recommendation:** Staff recommends approval of the Preliminary Plat for the Lakewood Estates Subdivision (formerly Henninger Property) on Guill Road in Wilson County, subject to the conditions below:

**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.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0976

**Agenda Date:** 12/19/2024

**Agenda #:** 6.I.

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**Title:**

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



## MEMORANDUM

**Date:** December 19, 2024

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Public Storage GBG  
Final Plat  
Map - 078  
Parcel(s) – 10.18

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**Request:** On behalf of their client, Public Storage, Sam Billingsley with Kimley Horn is seeking a final plat approval for the Public Storage located at the corner of Golden Bear Gateway and Rutland Drive. The intent is to create two lots and establish public access and utility easements.

**Overview and History:** The subject parcel runs parallel along Golden Bear Gateway in between Athletes Way and Rutland Drive. The property currently has dual zoning, with the Western Portion (lot 1) abutting Athletes Way as CRC-PUD, and the Eastern portion (lot 2), zoned as IR-PUD. It is the intent of the final plat to separate the lot along the lines to adhere to the zoning classifications, as shown. The property is approximately 9.99 acres.

**Summary:** As it stands, the Public Storage at Golden Bear intends to purchase parcel 2, upon completion for the intended storage facility, as it is currently zoned IR-PUD. The applicant has addressed the current round of comments from Open Tech Review. Any remaining issues can be addressed via the conditions of approval below.

**Recommendation:** Staff recommends approval of the final plat, for the Public Storage at Golden Bear, 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. 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.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0967

**Agenda Date:** 12/19/2024

**Agenda #:** 6.J.

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**Title:**

Review the Preliminary Plat for Golden Bear Place located off Golden Bear Gateway and Old Beckwith Drive.



## MEMORANDUM

**Date:** December 19, 2024

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Golden Bear Place  
Preliminary Plat  
Map - 078  
Parcel(s) – 71.01

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**Request:** CSDG, on behalf of their client, Golden Bear MJ LLC., requests preliminary plat approval of eight lots and associated right-of-way, easements and infrastructure for Golden Bear Place (Formerly Gateway Business Parkway East and Beckwith Interchange Park) on Beckwith Road and Golden Bear Gateway in District 3.

**History:** This preliminary plat proposes the lots and infrastructure for the Golden Bear Place PUD northeast of Golden Bear Gateway along Old Beckwith Road. This PUD originally received PMDP approval in 2017 as Beckwith Interchange Park, a PUD with CI and CRC base zoning. The PUD was substantially amended in 2022 to include RM-16, CMU and IR base zonings as well, as well as the most recent PUD amendment (Ordinance 24-52), passed by the BOC on 11/25/24. This preliminary plat has been revised to reflect the most recent PUD amendment as noted.

**Preliminary Plat:** This preliminary plat establishes 8 lots ranging in size from 0.86 to 36.65 acres and establishes 4.83 acres of right-of-way. Various easements for shared access and public trails are also included. A final plat for this parcel is also included and to follow on this same agenda.

**Summary:** The applicant has addressed the majority of comments received from previous reviews. Any outstanding issues may be addressed via the conditions of approval below.

**Recommendation:** Staff recommends approval of the preliminary plat for Golden Bear Place, subject to the conditions below:

### 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.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0968

**Agenda Date:** 12/19/2024

**Agenda #:** 6.K.

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**Title:**

Review the Final Plat for Golden Bear Place located off of Golden Bear Gateway and Old Beckwith Drive.



## MEMORANDUM

**Date:** December 19, 2024

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Golden Bear Place  
Final Plat  
Map - 078  
Parcel(s) – 71.01

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**Request:** CSDG, on behalf of their client, Golden Bear MJ LLC., requests a final plat approval for eight lots in the Golden Bear Place PUD on Beckwith Road in District 3.

**Analysis:** The property originally received PMDP approval in 2017 as Beckwith Interchange Park PUD, with CI and CRC base zoning. The PUD was substantially amended in 2022 to include RM-16, CMU and IR base zonings as well, as the most recent PUD amendment (Ordinance 24-52), passed by the BOC on 11/25/24. A future land use map amendment was approved in January 2024 (Ordinance 24-03). A preliminary plat for the entire site was originally approved by the Planning Commission in February 2024. There is an amended preliminary plat on this agenda as well, as this final plat that has been revised to reflect the most recent PUD amendment (24-52) as previously noted.

Nine lots are part of the entire subdivision, encompassing 83.25 acres with various base zoning districts. Below is a summary of lot area and base zoning.

Lot 1: 3.34 acres, CRC-PUD  
Lot 2: 2.64 acres, CRC-PUD  
Lot 4: 0.86 acres, IR-PUD  
Lot 5: 8.81 acres, IR-PUD  
Lot 6: 36.65 acres, IR-PUD  
Lot 7: 2.27 acres, CMU-PUD  
Lot 8: 18.00 acres, RM-16-PUD  
Lot 9: 5.85 acres, CMU-PUD

The plat includes numerous easements for shared vehicular access, utilities and trails. Building setbacks are correctly identified for except for Lot 6. This final plat will also establish Right-of-way for Beckwith Road and Golden Bear Place. Lot 3 was removed from the PUD and plat.

**Summary:** Site Plans have been approved previously for lots 5 & 6. Lot 3 was removed from this PUD & plat, and a separate individual site plan will be submitted accordingly. This final plat has been revised to adhere to the PMDP PUD, recently passed by Ordinance 24-52.

**Recommendation:** Staff recommends approval of the final plat for Golden Bear Place, subject to the conditions of approval below, to be addressed before recording of the final plat.

**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 bring 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.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0975

**Agenda Date:** 12/19/2024

**Agenda #:** 6.L.

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**Title:**

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





## MEMORANDUM

**Date:** December 19, 2024

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Devonshire Phase 4 (Formerly Hickory Hills Ph.4)  
Final Plat  
Map - 052  
Parcel(s) – 18.03

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**Request:** Wilson & Associates, on behalf of their client Pulte Homes of Tennessee are requesting approval of the final plat, Devonshire, Ph. 4 (Formerly Hickory Hills Ph. 4), for 68 single family residential lots, and 2 open spaces.

**History:** A preliminary plat and FMDP for Ph. 4 were approved in February of 2022, and grading work has progressed since that time.

**Analysis:** The property is zoned RS-10 PUD. Building setbacks are 30' front, 6' sides and 20' in the rear. All open space and common areas are to be maintained by the HOA and landscape buffers are to be maintained by the HOA and individual homeowners. Corner lots are to be labeled as critical façade lots, and recommended to add lots 16, 32, 33, 38, 49, and 55. These lots shall be revised before recording the plat.

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

**Recommendation:** Staff recommends approval of the final plat for Devonshire, Ph. 4, subject to the conditions below:

### Planning and Zoning:

1. All signatures shall be obtained prior to bringing the final plat to the Planning Department for recording.
2. 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.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0931

**Agenda Date:** 12/19/2024

**Agenda #:** 6.M.

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**Title:**

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



## MEMORANDUM

**Date:** December 19, 2024

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Windtree Pines Ph. 5B  
Final Plat  
Map - 049  
Parcel(s) – 74.00, 76.00, 76.01

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**Request:** Submitted by Wilson and Associates, on behalf of their client, LSMA Windtree, LLC, the applicant seeks final plat approval for Ph. 5B, in Windtree Pines, off Nonaville Road, in District 1. This phase is creating one lot for townhomes, and one open space for the amenity area.

**Analysis:** Windtree Pines is located on the east side of Nonaville Road, the site of the former golf course. The property was rezoned and has a PUD overlay. The Preliminary Master Development Plan established in 2021 via ordinance 21-11, including both RS-20 and RM-8 base zoning districts. The entire PUD includes 193 acres and 423 units.

Ph. 5B is zoned RM-8 and RS-20 PUD and will include 8.224 total acreage with 5.025ac destined for the amenity center for the town homes. 3.199 acres are in Lot 501 for townhomes. The access street, Club View Way, is being shown throughout Lot 501.

**Summary:** The applicant has worked with staff to address the comments previously provided following OTR. Remaining comments are found in the conditions below.

**Recommendation:** Staff recommends approval of the final plat for Windtree Pines, Lot 501 and Amenity area subject to the following conditions:

### 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.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0969

**Agenda Date:** 12/19/2024

**Agenda #:** 6.N.

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**Title:**

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



## MEMORANDUM

**Date:** December 19, 2024

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Tomlinson Pointe  
Final Master Development Plan/Preliminary Plat  
Map - 054  
Parcel(s) – 73, 81, 82.02, 82.03

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**Request:** Lose Design, on behalf of their client Toll Southeast LP Company Inc, requests final master development plan and preliminary plat approval for the Tomlinson Pointe PUD, formerly known as the Curd Road Subdivision in District 1.

**History:** This subdivision is located south of Lebanon Road, between Curd Road and Beckwith Road. The subdivision is zoned RS-15 PUD and as originally approved included 88.88 acres and 192 lots. A preliminary master development plan and rezoning (ord. 21-45) was approved by the Board of Commissioners in September 2021 and a final master development plan and preliminary plat was approved by the Planning Commission in November 2021. A PUD Amendment was approved in September 2022 which permitted more secondary materials on the homes and pushed the amenity completion to the 66<sup>th</sup> certificate of occupancy. Other PUD amendments have occurred in 2023 and 2024.

**2024 PUD Amendment (ord. 2024-53):** The PUD amendment added an additional phase to the original subdivision, phase 7. The total area in the PUD increases from 88.88ac to 116.63ac. The trailhead and associated facilities proposed for earlier iterations of this PUD are not included with this amendment and are no longer proposed. The total lot count for the subdivision goes down 210 (218 units in the original PUD). The overall density goes down to 1.80 dua (2.45 dua). Improved open space remains unchanged at 7% (min. req. 7%). The average lot size increases from 8,601sf to 12,500sf. The building setbacks remain unchanged from the previous PUD, F 20', S 7.5', R 20'. The building façade materials percentages remain unchanged. 50% of the homes (105) will be 100% masonry and 50% of the homes (105) will be 25%-50% masonry.

### Final Master Development Plan:

The final master development plan is in substantial conformance with the preliminary master development plan and amendments approved with the 2024 PUD amendment. Several small issues remain to be addressed and are found in the conditions of approval below.

### Preliminary Plat:

The landscape plan comments will come via separate cover. All comments shall be addressed before submittal of construction drawings for review.

Summary: The final master development plan and preliminary plat reflect the changes approved with the PUD amendment (ordinance 2024-53). Items remaining to be addressed and found in the conditions of approval below.

**Recommendation:** Staff recommends approval of the final master development plan and preliminary plat for Tomlinson Pointe, subject to the conditions of approval below.

Planning and Zoning:

1. Phase 4 cannot have zero lots. Six lots minimally are required for a phase revise. Phase 3B can be rename phase 4.
2. A mail kiosk label on sheet C1.01 of the final master development plan points to nothing.
3. Provide a detail of the mail kiosk. It shall be covered and lit.
4. All conditions of ordinance 2024-53 shall be adhered to.
5. Brick shall be clay, baked and individually laid.
6. Stone shall be individually laid.
7. Landscape plan comments are via separate cover, all comments shall be addressed prior to submittal of construction drawing to Public Works.
8. Indicate what ordinance number the conditions on the cover sheet of the fmdp come from. Incorporate conditions from all PUD amendments.
9. Note 1 on sheet C0.00 of the fmdp and pp is incorrect, remove.
10. Note 17 on sheet C0.00 of the fmdp and pp is incorrect, vinyl is not included in the façade waiver. Revise.
11. Revise the notes on the elevation sheets referring to secondary material. A waiver was granted for up to 50% hardi.

Engineering:

1. Previous PUD/PMDP 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.





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0970

**Agenda Date:** 12/19/2024

**Agenda #:** 6.O.

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**Title:**

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



## MEMORANDUM

**Date:** December 19, 2024

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Tomlinson Pointe  
Final Master Development Plan/Preliminary Plat  
Map - 054  
Parcel(s) – 73, 81, 82.02, 82.03

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**Request:** Lose Design, on behalf of their client Toll Southeast LP Company Inc, requests final master development plan and preliminary plat approval for the Tomlinson Pointe PUD, formerly known as the Curd Road Subdivision in District 1.

**History:** This subdivision is located south of Lebanon Road, between Curd Road and Beckwith Road. The subdivision is zoned RS-15 PUD and as originally approved included 88.88 acres and 192 lots. A preliminary master development plan and rezoning (ord. 21-45) was approved by the Board of Commissioners in September 2021 and a final master development plan and preliminary plat was approved by the Planning Commission in November 2021. A PUD Amendment was approved in September 2022 which permitted more secondary materials on the homes and pushed the amenity completion to the 66<sup>th</sup> certificate of occupancy. Other PUD amendments have occurred in 2023 and 2024.

**2024 PUD Amendment (ord. 2024-53):** The PUD amendment added an additional phase to the original subdivision, phase 7. The total area in the PUD increases from 88.88ac to 116.63ac. The trailhead and associated facilities proposed for earlier iterations of this PUD are not included with this amendment and are no longer proposed. The total lot count for the subdivision goes down 210 (218 units in the original PUD). The overall density goes down to 1.80 dua (2.45 dua). Improved open space remains unchanged at 7% (min. req. 7%). The average lot size increases from 8,601sf to 12,500sf. The building setbacks remain unchanged from the previous PUD, F 20', S 7.5', R 20'. The building façade materials percentages remain unchanged. 50% of the homes (105) will be 100% masonry and 50% of the homes (105) will be 25%-50% masonry.

### Final Master Development Plan:

The final master development plan is in substantial conformance with the preliminary master development plan and amendments approved with the 2024 PUD amendment. Several small issues remain to be addressed and are found in the conditions of approval below.

### Preliminary Plat:

The landscape plan comments will come via separate cover. All comments shall be addressed before submittal of construction drawings for review.

Summary: The final master development plan and preliminary plat reflect the changes approved with the PUD amendment (ordinance 2024-53). Items remaining to be addressed and found in the conditions of approval below.

**Recommendation:** Staff recommends approval of the final master development plan and preliminary plat for Tomlinson Pointe, subject to the conditions of approval below.

Planning and Zoning:

1. Phase 4 cannot have zero lots. Six lots minimally are required for a phase revise. Phase 3B can be rename phase 4.
2. A mail kiosk label on sheet C1.01 of the final master development plan points to nothing.
3. Provide a detail of the mail kiosk. It shall be covered and lit.
4. All conditions of ordinance 2024-53 shall be adhered to.
5. Brick shall be clay, baked and individually laid.
6. Stone shall be individually laid.
7. Landscape plan comments are via separate cover, all comments shall be addressed prior to submittal of construction drawing to Public Works.
8. Indicate what ordinance number the conditions on the cover sheet of the fmdp come from. Incorporate conditions from all PUD amendments.
9. Note 1 on sheet C0.00 of the fmdp and pp is incorrect, remove.
10. Note 17 on sheet C0.00 of the fmdp and pp is incorrect, vinyl is not included in the façade waiver. Revise.
11. Revise the notes on the elevation sheets referring to secondary material. A waiver was granted for up to 50% hardi.

Engineering:

1. Previous PUD/PMDP 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.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0965

**Agenda Date:** 12/19/2024

**Agenda #:** 6.P.

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**Title:**

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



## MEMORANDUM

**Date:** December 19, 2024

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Yorkshire Estates  
Final Master Development Plan & Preliminary Plat  
Map - 049  
Parcel(s) – 71.01

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**Request:** CSDG, on behalf of their client, Modern Family, LLC., is seeking an final master development plan and preliminary plat approval for the Yorkshire Estates subdivision, located at 1000 York Road. This is in District 1, which is represented by Commissioner Art Giles.

**Overview:** The subject property consists of approximately 77.86 acres, at the north end of York Road. The zoning is RS-20, medium density single family residential and a preliminary master development plan was approved by the Board of Commissioners in 2024 via ordinance 2024-33. The proposed density is 1.03 units per acre and a total unit count at buildout is 81 lots.

### Final Master Development Plan:

**Overview:** The property is 77.86 acres on the northern most end of York Road and sits adjacent to the City's firing range. A tributary also runs across the northern and western ends of the property. The site is heavily wooded and is currently used as an agricultural site. The subdivision is proposed to be built in three phases and the development schedule ranges between Q2 2025 through Q1 2027.

**Bulk Standards:** The total number of residential units proposed is 81. The overall residential density is 1.03 units per acre. The estimated population at buildout is 200 people. The minimum lot size proposed for this development is 18,470 sq ft with an average of 28,065 sq. ft. Bulk waivers are detailed below in the waiver section.

**Open Space/Amenities:** 8.18 acres of improved open space are identified (10.51%). The scope of the open space improvements includes pavilions, playground, disc golf and walking trail. All detention ponds will be wet ponds with lighted fountains.

**Pedestrian/Vehicle Connections:** One access point, is proposed on York Road. There are no road stubs to adjacent properties, and this was approved specifically via the Board of Commissioners. The sidewalk network is shown throughout the development and fronting York Road, as well as a

10' wide multi-use walking trail. Pedestrian connectivity to the trail system from the sidewalk network is shown at several locations.

The applicant proposes improvements to York Road on the section that fronts the development on both the Eastern and Western portions of York Road. Other recommendations on infrastructure improvements are included in Public Works Comments as shown below.

Residential Design Regulations, 5-104.4: The single family homes will all have two car garages, and the driveways are all shown at a minimum of 22' in length with garages inset a minimum of 10' from the front porch for front facing garages. Waivers from the requirements of this section, which were granted by the Board of Commissioners, are detailed below.

Landscaping: The submittal lacks a landscape plan. Landscape plan review comments are via separate cover and shall be addressed prior to the submittal of construction drawings for review to Public Works.

Variances/Waivers: The following waivers were granted with pmdp approval:

1. 5-104.4, Elevation materials – 50% brick and/or stone with the remaining 50% being a mix of masonry and cement board siding.
2. 5.103a, Setbacks – Required at 30' front, 20' rear, 20' sides and 15' corner with the request for 25' front, and 10' sides.
3. 5.103a, Maximum lot coverage – Required at 25%, request is for 40%.
4. 4-103: Roadway speeds – All roads to be designed and posted at 25 mph.
5. 5-104.4: Access Streets and lots allowed to have front entry garages.
6. 5-104.4: Collector Road Lots allowed to have side entry garages.
7. 4-102.104: Request to Disturb slopes that are greater than 20% within lots in cut conditions only. No fill will be allowed in this condition. These lots will be noted as critical lots.

Preliminary Plat:

The preliminary plat lacks a landscape plan. Construction plans shall not be approved without an approved landscape plan.

**Summary:** This development will add 81 residential units (200 people) to York Road. Items remaining to be addressed are found in the conditions below.

**Recommendation:** Staff recommends approval of the final master development plan and preliminary plat for Yorkshire Estates subject to the conditions of approval below:

**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.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0966

**Agenda Date:** 12/19/2024

**Agenda #:** 6.Q.

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**Title:**

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





## MEMORANDUM

**Date:** December 19, 2024

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Yorkshire Estates  
Final Master Development Plan & Preliminary Plat  
Map - 049  
Parcel(s) – 71.01

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**Request:** CSDG, on behalf of their client, Modern Family, LLC., is seeking an final master development plan and preliminary plat approval for the Yorkshire Estates subdivision, located at 1000 York Road. This is in District 1, which is represented by Commissioner Art Giles.

**Overview:** The subject property consists of approximately 77.86 acres, at the north end of York Road. The zoning is RS-20, medium density single family residential and a preliminary master development plan was approved by the Board of Commissioners in 2024 via ordinance 2024-33. The proposed density is 1.03 units per acre and a total unit count at buildout is 81 lots.

### Final Master Development Plan:

**Overview:** The property is 77.86 acres on the northern most end of York Road and sits adjacent to the City's firing range. A tributary also runs across the northern and western ends of the property. The site is heavily wooded and is currently used as an agricultural site. The subdivision is proposed to be built in three phases and the development schedule ranges between Q2 2025 through Q1 2027.

**Bulk Standards:** The total number of residential units proposed is 81. The overall residential density is 1.03 units per acre. The estimated population at buildout is 200 people. The minimum lot size proposed for this development is 18,470 sq ft with an average of 28,065 sq. ft. Bulk waivers are detailed below in the waiver section.

**Open Space/Amenities:** 8.18 acres of improved open space are identified (10.51%). The scope of the open space improvements includes pavilions, playground, disc golf and walking trail. All detention ponds will be wet ponds with lighted fountains.

**Pedestrian/Vehicle Connections:** One access point, is proposed on York Road. There are no road stubs to adjacent properties, and this was approved specifically via the Board of Commissioners. The sidewalk network is shown throughout the development and fronting York Road, as well as a

10' wide multi-use walking trail. Pedestrian connectivity to the trail system from the sidewalk network is shown at several locations.

The applicant proposes improvements to York Road on the section that fronts the development on both the Eastern and Western portions of York Road. Other recommendations on infrastructure improvements are included in Public Works Comments as shown below.

Residential Design Regulations, 5-104.4: The single family homes will all have two car garages, and the driveways are all shown at a minimum of 22' in length with garages inset a minimum of 10' from the front porch for front facing garages. Waivers from the requirements of this section, which were granted by the Board of Commissioners, are detailed below.

Landscaping: The submittal lacks a landscape plan. Landscape plan review comments are via separate cover and shall be addressed prior to the submittal of construction drawings for review to Public Works.

Variances/Waivers: The following waivers were granted with pmdp approval:

1. 5-104.4, Elevation materials – 50% brick and/or stone with the remaining 50% being a mix of masonry and cement board siding.
2. 5.103a, Setbacks – Required at 30' front, 20' rear, 20' sides and 15' corner with the request for 25' front, and 10' sides.
3. 5.103a, Maximum lot coverage – Required at 25%, request is for 40%.
4. 4-103: Roadway speeds – All roads to be designed and posted at 25 mph.
5. 5-104.4: Access Streets and lots allowed to have front entry garages.
6. 5-104.4: Collector Road Lots allowed to have side entry garages.
7. 4-102.104: Request to Disturb slopes that are greater than 20% within lots in cut conditions only. No fill will be allowed in this condition. These lots will be noted as critical lots.

Preliminary Plat:

The preliminary plat lacks a landscape plan. Construction plans shall not be approved without an approved landscape plan.

**Summary:** This development will add 81 residential units (200 people) to York Road. Items remaining to be addressed are found in the conditions below.

**Recommendation:** Staff recommends approval of the final master development plan and preliminary plat for Yorkshire Estates subject to the conditions of approval below:

**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.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0974

**Agenda Date:** 12/19/2024

**Agenda #:** 7.A.

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**Title:**

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



## MEMORANDUM

**Date:** December 19, 2024

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Providence Commons Phase 2  
Site Plan  
Map - 096  
Parcel(s) – 19.00

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**Request:** Kimley Horn, on behalf of the owner/developer Providence Commons LLC, seeks site plan approval for Phase 2 of Providence Commons in District 4.

**History:** Providence Commons is an existing development on the east side of S. Mt. Juliet Road. This development area is located south of Publix, behind Sonic, Zaxbys and Wilson Bank and Trust. The area is zoned CI. The proposal for this property is two 6,600sf single story retail buildings and associated improvements on 7.02 acres of the 21.42 acre total site. There are portions of the site delineated for future development.

### **Analysis:**

**Article VI Bulk Regulations:** Yard dimensions are correct for CI districts (30'f, 10's and 20'r) but they are incorrectly rendered on the site plan. This shall be revised. Building and impervious surface coverage calculations are not provided. This shall be revised on subsequent submittals. The building height is 25' at its highest structural point, within the maximum permitted (35').

**Vehicular and Pedestrian Access:** Access to SMJR is via existing curb cuts, as this development will be behind the existing businesses along SMJR. Drive aisles are all two way except the drive through service areas and the aisle are appropriately sized. Two drive throughs are proposed, main aisle and bypass aisles of appropriate width are shown. Stacking for at least five cars per code is provided.

Sidewalk connections are lacking. Pedestrian striping is proposed at several logical points but sidewalk access to the west and along the western drive aisle is required.

**Article IX Parking:** Parking for the general retail use is required at 1/250sf. This results in 53 spaces. The site is overparked with 129 spaces. All spaces are 9'x17.5'. Six ADA spaces are provided. All parking spaces are appropriately sized. Bicycle parking is proposed, and an adequate detail is provided. Wheel stops are not proposed. Parking spaces are not proposed adjacent to the building so widened sidewalk is not required.

Article X Landscaping: The landscape plans are under review by the City's consultant. Any comments received shall be addressed before the submittal of construction plans.

6-103.7 Commercial Design Guidelines: Building height is identified as 25', below the maximum of 35' permitted. The two buildings are identical and are primarily faced with brick. The parapet wall shall be brick. Lighting fixtures are wall pack variety and are not permitted.

The HVAC equipment is roof mounted and screened from horizontal view via the parapet wall. Wall mounted lighting fixtures shall be decorative designs, wall packs are not permitted. Staff requests that parking lot lighting poles be painted black. The photometric plan is acceptable, the site is surrounded by commercially zoned property. Wall mounted utility and meter equipment shall be painted to match the building façade it is attached to.

Other: The plans show trash receptacles located at the main building entrances per code; however, the detail reflects a different design than what is specified in 6-103.7. The dumpster enclosure is not compliant with City regulations, lacking masonry walls, steel gates and a pedestrian door. Should the site utilize retaining walls, they shall be constructed of masonry or segmental block.

Waivers/Variations: The following waivers are requested:

1. 6-103.7 – Request for up to 19% of any façade to include EIFS in lieu of full masonry – STAFF SUPPORTS

Summary: This site plan is for 13,200sf of general retail and associated improvements on SMJR. Remaining items to address are included in the conditions of approval below.

Recommendation: Staff recommends approval of the site plan for Providence Commons, Phase 2, subject to the conditions of approval below.

Planning Department:

1. Landscape plan comments are via separate cover.
2. All landscape plan review comments shall be addressed prior to the submittal of construction documents.
3. Stripe the drive through to delineate the bypass lane from the main lane.
4. All brick shall be clay, baked and individually laid.
5. Signage shall be reviewed via a separate application to the Planning Department.
6. Wall mounted utility and meter equipment shall be painted to match the building façade it is affixed to.
7. Poles used for signage shall be painted black, galvanized channel posts are not permitted.
8. Poles used for parking lot lighting fixtures shall be painted black.
9. Provide a detail of the trash receptacle meeting the requirements of 6-103.7.
10. Correct building setbacks on subsequent submittals.
11. Provide building coverage and impervious surface calculation in the site data table.
12. Trash enclosure doors shall be decorative metal, a pedestrian door is required and the enclosure shall be faced with masonry to match the buildings. See 6-103.7.

13. Wall packs are not permitted, the wall mounted lighting fixtures shall be decorative. Notes on the plans indicate “wal-paks are not permitted”. Revise.
14. Parapet walls shall be faced with brick.
15. Provide stone in lieu of mulch in planting beds.
16. Paint wall mounted utilities and meters to match the building façade it is affixed to.
17. Parking lot lighting shall be placed in islands and planting beds not in the paved parking lot or drive aisle areas.
18. Separate bicycle parking and provide five spaces at each building.

Engineering:

1. The dumpster drain shall tie into the stormwater collection system.
2. The drainage report is under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
3. Landscaping plans shall be approved before construction plans are approved.
4. Roof drains from the amenity center shall be subsurface and connect to the storm collection system.
5. Sewer service lines shall be SDR 26 PVC.
6. EPSC sheets shall be 3-phases (initial, intermediate, final) as more than 5 acres are being disturbed.
7. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
8. Each restaurant proposed shall have its own 1,500-gallon (minimum) grease trap.
9. Offsite Improvements:
  - a. The development shall comply with TDOT during the right-of-way acquisition process for S. Mt. Juliet Road widening.
  - b. The development shall connect the driveway of 2012 Providence Parkway to their driveway on Providence Parkway to provide a connection from 2012 Providence Parkway to the signalized intersection. This driveway has an easement that requires access to surrounding parcels be provided.
  - c. The northern driveway on S. Mt. Juliet Road shall be widened to include 2 egress lanes for the entire length of the driveway to maximize queue space at the signal. The property is 50 feet wide along this driveway, which is sufficient for widening the driveway to 33 feet.
  - d. The development shall install a rectangular rapid-flashing beacon at the unsignalized crosswalk near the eastern driveway and at Westwood Drive.
10. AutoTurn profiles show the design vehicles cannot move through the site without mounting curbs. The development shall reconfigure the site to allow proper movement for the design vehicles.
11. Provide a pedestrian connection from the storefront to the parking in the rear of the building.
12. Patio space shall not impede pedestrian access.
13. Stripe a stop bar and DO NOT ENTER across the one-way exit lanes for the drive-thrus.
14. Provide dimensions on the ADA parking access aisles.
15. Stormwater Coordinator: Construction Plans – Tennessee Rule 0400-10-.04 required for water quality and quantity.

16. The curb separating the drive-thru and the drive adjacent to Publix shall be painted with reflective yellow paint.
17. The crosswalk connecting to Phase 1 of Providence Commons shall connect to the sidewalk in front of Publix.
18. The Stop Bar on the northern edge of the parcel shall connect from the drive-thru curb to the retention pond curb.
19. All sidewalks, curb ramps, and crosswalks shall be ADA compliant.
20. The development shall use the City's standard detail for post curb.
21. Pedestrian accommodations are required to connect the southern building to the dumpster entrance.
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 2" water line shown on the Topo Survey sheet is a 12" water line.
2. The proposed water lines shown are not WWUD's design.

Wilson County Schools:

1. No Comments





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0964

**Agenda Date:** 12/19/2024

**Agenda #:** 8.A.

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**Title:**

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



## MEMORANDUM

**Date:** December 19, 2024

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Mt. Juliet Church of Christ  
Final Plat  
Map - 055  
Parcel(s) – 95.00

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**Request:** Submitted by W.T. Smith Land Surveying, on behalf of their client, Mt. Juliet Church of Christ. The applicant is seeking final plat approval for a consolidation plat for property located off North Mt. Juliet Road. The intent is to incorporate three of the church owned parcels into one lot, adjust the lot lines of two lots and to abandon a portion of 2<sup>nd</sup> Avenue South right-of-way.

**Overview and History:** The properties are located just South of West Division and run alongside North Mt. Juliet Road. The property is currently zoned CTC and RS-40. Existing structures, throughout the four parcels, include the main church, associated parking lots, parsonage and pavilion. The plat denotes approximately 3.97 acres of floodway to the West side of the parcel running alongside Stoner creek. 22,287sf of right-of-way will be abandoned with this plat also, subject to Board of Commissioners approval.

**Summary:** The request is to incorporate three of the church owned parcels (5 separate lots are involved with the plat, three are being consolidated and two lots are modified) into one lot and to abandon a portion of 2<sup>nd</sup> Avenue South right-of-way. The applicant has addressed most comments from the Open Tech Review. Any remaining issues can be addressed via the conditions of approval below.

**Recommendation:** Staff recommends approval of the final plat for the Mt. Juliet Church of Christ property and recommends forwarding the 2<sup>nd</sup> Avenue right-of-way abandonment to the Board of Commissioners with a positive recommendation, subject to the following conditions.

### Planning and Zoning:

1. Correctly render all building setbacks in accordance to the applicable zoning district.
2. Remove all clouded comment notes and unnecessary layers on the final version for recording.
3. Ensure all plat certificates match the verbiage from the Land Development Code. The signing of the plat can be delayed, and the final plat returned to applicant for revision if the verbiage does not match the Code.

4. Revise the purpose statement to include all the actions occurring with this final plat, e.g the property line adjustments for lots 2 and 3.
5. There are two lot twos, revise.
6. Lot lines for lots two and three are unclear and do not match the legend symbols, being broken lines, where the legend specifies property lines as unbroken.
7. Perimeter lot linework shows broken lines, incongruent with the legend symbol for property lines.

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. ROW abandonment is subject to review and approval by the Board of Commissioners.

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. I do not think the waterline along Lot #2 on 2nd Ave is as shown or even exists.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0959

**Agenda Date:** 12/19/2024

**Agenda #:** 9.A.

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**Title:**

\*\*Review the Land Use Amendment from Neighborhood Commercial to Multi-Family for Windtree Pines Townhomes, Located at 764 Nonaville Road.



**M E M O R A N D U M**

**Date:** December 19, 2024

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Windtree Pines Townhomes  
PUD Amendment, Land Use Amendment  
Map - 50  
Parcel(s) – 114.00, 115.00, 116.00

**Request:** CSDG requests a major PUD amendment and land use amendment for the Windtree Pines subdivision in District 1.

**History:** The property originally received PMDP approval in 2021 (via ordinance 21-11) for a residential PUD with RS-20 and RM-8 base zoning. This amendment will add 12.24 acres and 80 townhomes to the PUD, south of the current entrance off Nonaville Road. The addition is labeled as the final phase (10) of the subdivision. A land use amendment from neighborhood commercial to multi-family and a rezone from CRC to RM-8 is sought. A summary is below.

<b>REQUEST SUMMARY</b>	<b>Land Use Map</b>	<b>Requested Classification</b>	<b>Current Zoning</b>	<b>Requested Zoning</b>
CSDG Windtree Pines	Neighborhood Commercial	Multi-Family	CRC	RM-8

**Future Land Use:** The City’s future land use map identifies the property as neighborhood commercial. Requested is muti-family for the construction of townhomes. The future land use plan does not support this request.

**Zoning:** The zoning is presently CRC. The request is for 12.24 acres to be rezoned to RM-8.

**Findings:** In reviewing the requested zoning actions, staff finds that the request DOES NOT agree with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

1. *IS NOT 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 adjoining 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.*

Preliminary Master Development Plan:

Bulk Standards: All applicable standards shall apply and will be reviewed upon fmdp and site plan submittal. A waiver for building separation is requested and detailed below.

Residential Design Regulations: All residential design standards shall be adhered to excepting any waivers granted. Full review will occur at fmdp and site plan submittal. Supplied renderings exhibit compliance with regulations.

Parking: Two car garage and two car drives are proposed. Visitor parking is provided and is sufficient with 30 extra spaces provided via parking lots and parallel street parking.

Landscaping: A full landscape plan will be required and reviewed upon each FMDP/Site Plan submittal. The site is subject to landscape transition buffers.

Amenities: A dog park is provided. Staff requests that the dog park be placed away from Nonaville Road.

Waivers/Variances: The following waivers are sought with this PUD amendment:

1. To allow private streets with a 38' roadway section – PW TO DECIDE
2. 5-104: to allow 20' building separation – STAFF SUPPORTS IF BLDGS ARE SPRINKLED

Summary: This PUD amendment will add 12.24 acres and 80 townhome units and associated infrastructure to the existing Windtree Pines PUD. Further details will be required at final master development plan submittal. Items remaining to be addressed on this pmdp and amendment are a found in the conditions of approval below.

**Recommendation:** Staff recommends forwarding the land use amendment and rezone request for the PUD amendment for Windtree Pines to the Board of Commissioners with a recommendation for approval with the following conditions.

Planning and Zoning:

1. Explain the clouded area on sheet C0.01.
2. Relocate the dog park away from Nonaville Road.
3. Relocate the mail kiosk somewhere more centralized.
4. Retaining walls shall be brick or segmental block.
5. Brick shall be clay, baked and individually laid.
6. Stone shall be individually laid.
7. Provide streetlighting throughout the phase.

8. Fencing shall be decorative, low maintenance material.
9. HVAC equipment shall be screened from horizontal view.
10. Provide CCR's for review.
11. All garage doors shall be carriage style or the like, separated with bricked column.

Public Works:

1. The development has requested a variance to allow private streets. The proposed street cross section omits the gutter pan and grass strip from residential access streets.
2. Previous PMDP/PUD conditions apply.
3. Request sewer availability.
4. Landscaping plans shall be approved prior to the approval of construction plans.
5. A letter of approval from West Wilson Utility District is required prior to the approval of construction plans.
6. All sewer (minus laterals) shall be public and within a minimum 20' easement.
7. Add note: All PUDEs outside of the ROW are not the maintenance responsibility of the City of Mt. Juliet.
8. Stormwater: Water Quality - TN Rule 400-10-.04 applies
9. Stormwater: Water Quality - 100-year flood detention required.
10. No perpendicular parking shall be provided on-street. On-street parallel parking and off-street perpendicular parking shall be permitted.
11. The Ashe Avenue right-of-way shall be tied into Road B to provide connection from to Windtree Club Drive.
12. A 5' sidewalk with a 6' grass strip shall be constructed along the project frontage.
13. Sidewalks abutting all parking shall be at least 7' wide.
14. All intersections, roads, and driveways shall comply with TDOT's Highway Systems Access Manual.
15. All pedestrian facilities shall comply with ADA and PROWAG standards.
16. Adequate sight distance shall be provided at all intersections. Sight distance profiles will be provided at FMDP.
17. The street cross section details do not match the site plan widths.
18. The streets shall match the materials and roadway depths for a residential access street.
19. The MTA for this development has yet to be finalized. It is recommended an enhanced pedestrian crossing be provided across Nonaville Road, contingent on the finalized traffic study. The type of enhanced crossing shall be determined using the FHWA's *Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations*.

Wilson County Schools:

1. No comments provided.

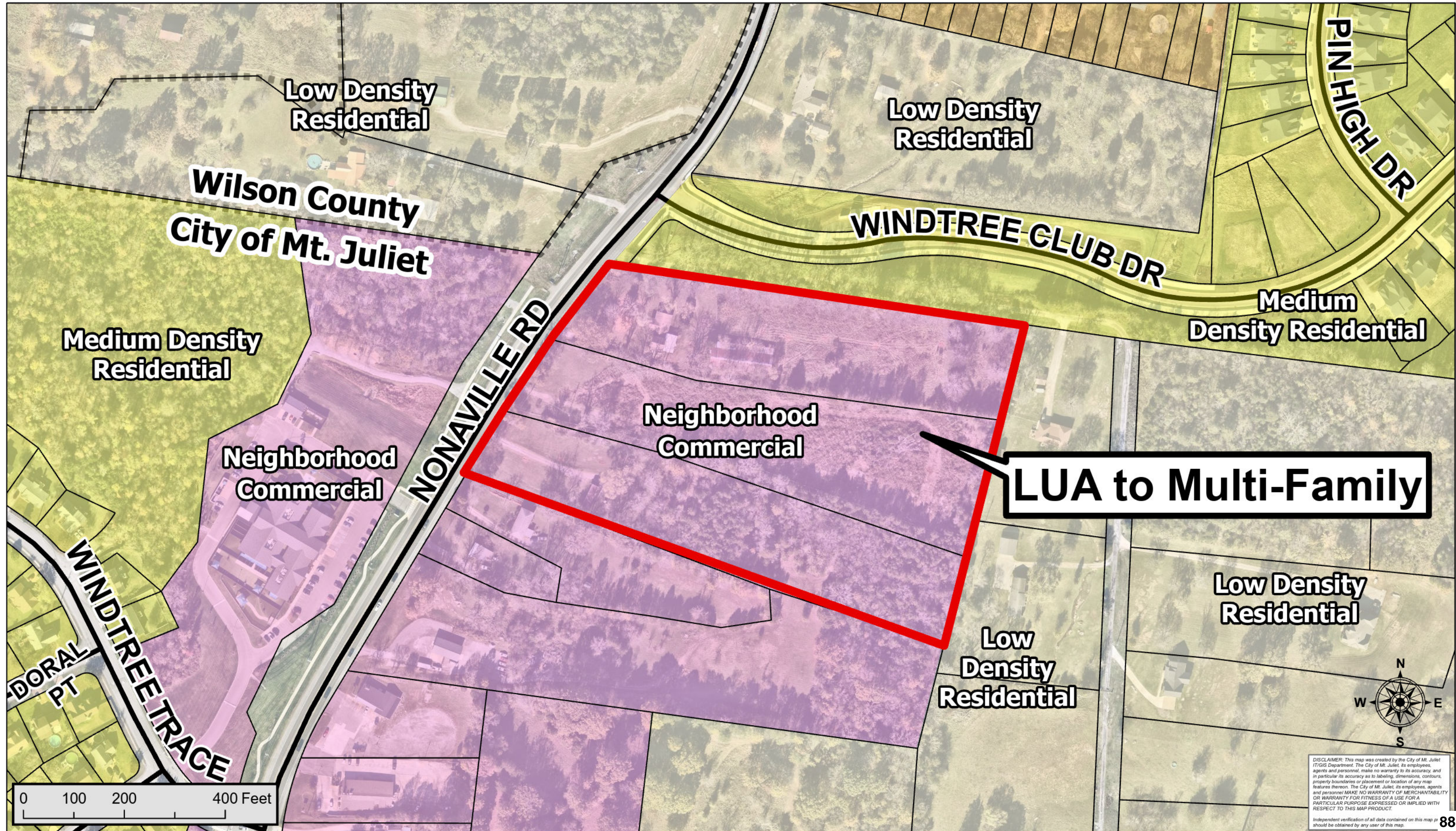
West Wilson Utility District:

2. Water lines shown are not WWUD's design.
3. The proposed water meter will not be that far from the main.



# Exhibit A - Land Use Amendment

## Windtree Pines Townhomes Map 050, Parcels 114.00, 115.00 & 116.00







# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0960

**Agenda Date:** 12/19/2024

**Agenda #:** 9.B.

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**Title:**

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



**MEMORANDUM**

**Date:** December 19, 2024

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Windtree Pines Townhomes  
PUD Amendment, Land Use Amendment  
Map - 50  
Parcel(s) – 114.00, 115.00, 116.00

**Request:** CSDG requests a major PUD amendment and land use amendment for the Windtree Pines subdivision in District 1.

**History:** The property originally received PMDP approval in 2021 (via ordinance 21-11) for a residential PUD with RS-20 and RM-8 base zoning. This amendment will add 12.24 acres and 80 townhomes to the PUD, south of the current entrance off Nonaville Road. The addition is labeled as the final phase (10) of the subdivision. A land use amendment from neighborhood commercial to multi-family and a rezone from CRC to RM-8 is sought. A summary is below.

<b>REQUEST SUMMARY</b>	<b>Land Use Map</b>	<b>Requested Classification</b>	<b>Current Zoning</b>	<b>Requested Zoning</b>
CSDG Windtree Pines	Neighborhood Commercial	Multi-Family	CRC	RM-8

**Future Land Use:** The City’s future land use map identifies the property as neighborhood commercial. Requested is muti-family for the construction of townhomes. The future land use plan does not support this request.

**Zoning:** The zoning is presently CRC. The request is for 12.24 acres to be rezoned to RM-8.

**Findings:** In reviewing the requested zoning actions, staff finds that the request DOES NOT agree with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

1. *IS NOT 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 adjoining 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.*

Preliminary Master Development Plan:

Bulk Standards: All applicable standards shall apply and will be reviewed upon fmdp and site plan submittal. A waiver for building separation is requested and detailed below.

Residential Design Regulations: All residential design standards shall be adhered to excepting any waivers granted. Full review will occur at fmdp and site plan submittal. Supplied renderings exhibit compliance with regulations.

Parking: Two car garage and two car drives are proposed. Visitor parking is provided and is sufficient with 30 extra spaces provided via parking lots and parallel street parking.

Landscaping: A full landscape plan will be required and reviewed upon each FMDP/Site Plan submittal. The site is subject to landscape transition buffers.

Amenities: A dog park is provided. Staff requests that the dog park be placed away from Nonaville Road.

Waivers/Variances: The following waivers are sought with this PUD amendment:

1. To allow private streets with a 38' roadway section – PW TO DECIDE
2. 5-104: to allow 20' building separation – STAFF SUPPORTS IF BLDGS ARE SPRINKLED

Summary: This PUD amendment will add 12.24 acres and 80 townhome units and associated infrastructure to the existing Windtree Pines PUD. Further details will be required at final master development plan submittal. Items remaining to be addressed on this pmdp and amendment are a found in the conditions of approval below.

**Recommendation:** Staff recommends forwarding the land use amendment and rezone request for the PUD amendment for Windtree Pines to the Board of Commissioners with a recommendation for approval with the following conditions.

Planning and Zoning:

1. Explain the clouded area on sheet C0.01.
2. Relocate the dog park away from Nonaville Road.
3. Relocate the mail kiosk somewhere more centralized.
4. Retaining walls shall be brick or segmental block.
5. Brick shall be clay, baked and individually laid.
6. Stone shall be individually laid.
7. Provide streetlighting throughout the phase.

8. Fencing shall be decorative, low maintenance material.
9. HVAC equipment shall be screened from horizontal view.
10. Provide CCR's for review.
11. All garage doors shall be carriage style or the like, separated with bricked column.

Public Works:

1. The development has requested a variance to allow private streets. The proposed street cross section omits the gutter pan and grass strip from residential access streets.
2. Previous PMDP/PUD conditions apply.
3. Request sewer availability.
4. Landscaping plans shall be approved prior to the approval of construction plans.
5. A letter of approval from West Wilson Utility District is required prior to the approval of construction plans.
6. All sewer (minus laterals) shall be public and within a minimum 20' easement.
7. Add note: All PUDEs outside of the ROW are not the maintenance responsibility of the City of Mt. Juliet.
8. Stormwater: Water Quality - TN Rule 400-10-.04 applies
9. Stormwater: Water Quality - 100-year flood detention required.
10. No perpendicular parking shall be provided on-street. On-street parallel parking and off-street perpendicular parking shall be permitted.
11. The Ashe Avenue right-of-way shall be tied into Road B to provide connection from to Windtree Club Drive.
12. A 5' sidewalk with a 6' grass strip shall be constructed along the project frontage.
13. Sidewalks abutting all parking shall be at least 7' wide.
14. All intersections, roads, and driveways shall comply with TDOT's Highway Systems Access Manual.
15. All pedestrian facilities shall comply with ADA and PROWAG standards.
16. Adequate sight distance shall be provided at all intersections. Sight distance profiles will be provided at FMDP.
17. The street cross section details do not match the site plan widths.
18. The streets shall match the materials and roadway depths for a residential access street.
19. The MTA for this development has yet to be finalized. It is recommended an enhanced pedestrian crossing be provided across Nonaville Road, contingent on the finalized traffic study. The type of enhanced crossing shall be determined using the FHWA's *Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations*.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

2. Water lines shown are not WWUD's design.
3. The proposed water meter will not be that far from the main.



# Exhibit C - PMDP/PUD Amendment

Windtree Pines Subdivision  
810 Nonaville Road  
Mt. Juliet, TN

