



# Mt. Juliet, Tennessee

## Planning Commission

### Agenda

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

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**Thursday, August 21, 2025**

**6:30 PM**

**Commission Chambers**

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Members: Luke Winchester, Rebecca Christenson, Bobby Franklin, 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.** Review the Minutes from the July 17, 2025, Mt. Juliet Regional Planning Commission Meeting.
- 6. Consent Agenda**
  - 6.A.** The Development Cashier Check (152010835) for Nichols Vale Ph. 6A, in the amount of \$71,872.22, can be released.
  - 6.B.** The Development Cashier Check (152010944) for Nichols Vale Ph. 7, in the amount of \$143,957.35, can be released.
  - 6.C.** The Development Cashier Check (152011042) for Nichols Vale Ph. 8, in the amount of \$110,323.51, can be released.
  - 6.D.** The Development Letter of Credit (600551140) for Triple Crown Ph. 3 Sec. 1B, in the amount of \$65,073.66, can be released.
  - 6.E.** The Development Letter of Credit (600551150) for Triple Crown Ph. 3 Sec. 1C, in the amount of \$15,093.56, can be released.
  - 6.F.** The Sewer Letter of Credit (IS000230577U) for Maple Crossing (Park Glen Ph. 20 & 21), in the amount of \$145,032.00, can be released.
  - 6.G.** \*\*Review the potential lease of the City of MT. Juliet building, located at 1019 Charlie Daniels Pkwy.

- 6.H. \*\*Review the potential sale of the City of Mt. Juliet property, located at 1099 York Rd.
- 6.I. \*\*Review the potential sale of the City of Mt. Juliet property, located at 6207 Golden Bear Gtwy.
- 6.J. Review the Site Plan for the City of Mt. Juliet Public Works Equipment and Salt Shed, located at 510 Clemmons Rd.
- 6.K. Review the Site Plan Modification for Boho Beauty, located at 330 W. Division St.
- 6.L. Review the Final Plat for the Mt. Juliet Church of Christ, located at 1940 N. Mt. Juliet Rd.
- 6.M. Review the Final Plat for 1401 E. Division St.
- 7. **Annexations and Preliminary Master Development Plans**
  - 7.A. \*\*Review the Roadway and Right-of-Way Annexation, including a Plan of Services, for E Division St around Clemmons Rd.
  - 7.B. \*\*Review the Annexation, including a Plan of Services, for Courtyards at McFarland, Located at 5025 Old Lebanon Dirt Rd.
  - 7.C. \*\*Review the Preliminary Master Development Plan PUD with a rezone from R-1 to RM-8 PUD & RS-40 PUD for Courtyards at McFarland, Located at 5025 Old Lebanon Dirt Rd.
- 8. **Final Master Development Plans, Site Plans and Preliminary Plats**
  - 8.A. Review the Final Master Development Plan/ Site Plan for Broadstone at McFarland Farms Commercial Ph. 1, located at the SW corner of Cedar Dr. and Old Lebanon Dirt Rd.
  - 8.B. Review the Site Plan for the Mt. Juliet Christian Academy Field House, located at 735 N. Mt. Juliet Rd.
  - 8.C. Review the Preliminary Plat for Weller Life at Mt. Juliet, located at 535 Pleasant Grove Rd.
  - 8.D. Review the Final Master Development Plan/ Site Plan for Weller Life at Mt. Juliet, located at 535 Pleasant Grove Rd.
- 9. **Rezones**
  - 9.A. \*\*Review the Rezone Request from RS-40 to CTC for 3336 N. Mt. Juliet Rd.
  - 9.B. \*\*Review the Rezone Request from RS-40 to CTC for 43 E Caldwell St.

- 9.C. \*\*Review the Rezone Request form RS-40 to CTC for 47 and 47B E. Caldwell St.

**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 #:** 1343

**Agenda Date:** 8/21/2025

**Agenda #:** 5.A.

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**Title:**

Review the Minutes from the July 17, 2025, Mt. Juliet Regional Planning Commission Meeting.





Mt. Juliet, Tennessee  
Thursday, July 17, 2025 6:30 PM  
Planning Commission  
Meeting Minutes - Final

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

Members: Luke Winchester, Rebecca Christenson, Bobby Franklin, 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

**Present** Chairperson Luke Winchester, Vice Chair David Rast,  
Commissioner Rebecca Christenson, Commissioner Preston  
George, Commissioner Nathan Bulmon, Commissioner Art  
Giles, Commissioner Linda Armistead, and Commissioner  
Bobby Franklin

**Absent** Commissioner Larry Searcy

**1. Call to Order**

**2. Set Agenda**

Chairman Winchester removed item 6.M., 6.R., 6.V. from the consent agenda. Hearing item 6.M. directly after the consent agenda followed by 6.R. Item 6.V will be heard in conjunction with 9.A.

**3. Staff Reports**

Staff reviewed their reports and updated the commission on projects.

**4. Citizen's Comments**

Nash Patel, 1405 Barrett Dr, spoke out against item 6.R.

**5. Minutes Approval**

**5.A.** Review the Minutes from the May 15, 2025, Mt. Juliet Regional Planning Commission Meeting.

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

**RESULT:** APPROVED

**MOVER:** Preston George

**SECONDER:** Linda Armistead

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

**Absent:** Commissioner Searcy

**Abstain:** Commissioner Franklin

## **6. Consent Agenda**

Staff Reviewed their reports and answered questions from the commission.

There were no Citizen Comments.

Chairman Winchester closed the Planning Commission meeting and opened a public

hearing for items 6.0., 6.P. and 6.Q. There were no citizen comments. Chairman

Winchester closed the public hearing and reopened the Planning Commission meeting.

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

**RESULT:** APPROVED

**MOVER:** Preston George

**SECONDER:** David Rast

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

**Nay:** Commissioner Giles

**Absent:** Commissioner Searcy

**6.A.** The Development Letter of Credit (SLC00005616) for Baird Farms Ph. 2B, in the amount of \$135,162.12, can be released.

This Action Item was approved.

**6.B.** The Development Letter of Credit (3045) for the Lynnhaven Subdivision, in the amount of \$97,440.00, can be released.

This Action Item was approved.

**6.C.** The Development Letter of Credit (90021036) for Walton's Grove Ph. 1, in the amount of \$277,113.71, can be released.

This Action Item was approved.

**6.D.** The Development Letter of Credit (90021037) for Walton's Grove Ph. 2, in the amount of \$135,458.72, can be released.

This Action Item was approved.

**6.E.** The Development Letter of Credit (90021038) for Walton's Grove Ph. 3A, in the amount of \$78,936.56, can be released.

This Action Item was approved.

**6.F.** The Development Letter of Credit (90359773) for Walton's Grove Ph. 3B, in the

amount of \$158,479.72, can be released.

This Action Item was approved.

- 6.G.** The Sewer Letter of Credit (55110053) for Walton's Grove Ph. 5, in the amount of \$179,638.50, can be released.

This Action Item was approved.

- 6.H.** The Development Letter of Credit (55109884) for Walton's Grove Ph. 6, in the amount of \$119,043.36, can be released.

This Action Item was approved.

- 6.I.** The Sewer Letter of Credit (55109885) for Walton's Grove Ph. 6, in the amount of \$49,656.00, can be released.

This Action Item was approved.

- 6.J.** The Development Letter of Credit (70002814) for Wynfield Ph. 1, in the amount of \$316,978.17, can be released.

This Action Item was approved.

- 6.K.** The Development Letter of Credit (70004987) for Wynfield Ph. 3, in the amount of \$285,372.59, can be released.

This Action Item was approved.

- 6.L.** The Development Letter of Credit (70005283) for Wynfield Ph. 4, in the amount of \$378,972.33, can be released.

This Action Item was approved.

- 6.N.** Review the Site Plan for The Bradshaw Farms Amenity Area 2, located off Vivrett Ln.

Planning and Zoning:

1. All conditions of Ordinance 2020-05 shall be adhered to.
2. Light bleed along the edges of the site adjacent shall be zero where adjacent to residential for both the amenity area and the mail kiosk.
3. Provide details of the mail kiosk with construction plan submittal, it shall be covered and lighted.
4. All landscaping plan comments shall be addressed before submitting construction plans to Public Works.
5. Provide grass or other non-combustible materials in lieu of mulch within 3 ft of the building.
6. All brick shall be clay, baked and individually laid.
7. Stone shall be individually laid.
8. Should wall mounted exterior lighting fixtures be used on the building they shall be decorative sconce type.

Engineering:

1. Landscaping plans shall be approved before the issuance of the erosion control permit.

2. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
3. The ADA parking space shall be located as close to the mail kiosk as feasible.
4. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.
5. Ensure the Sidewalk is a uniform 7ft in width. Eliminate the taper from 7ft to 6ft.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.

This Action Item was approved.

**6.O. Review the Final Plat for Walton's Grove Ph. 7B located on Beasley Boulevard.**

Planning and Zoning:

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

Public Works:

1. All punch list items shall be completed prior to the signing of the final plat.
2. Ensure all plat certificates match verbiage from the Land Development Code. The signing of the final plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Land Development Code.
3. 10' walking trail shall be completed prior to the signing of the final plat.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.

This Action Item was approved.

**6.P. Review the Final Plat for Elliot Reserve, located at 12440 & 12582 Lebanon Rd.**

Planning and Zoning:

1. Provide addresses before recording the final plat.

Engineering:

1. No comments

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.
- This Action Item was approved.

**6.Q.** Review the Final Plat for Windtree Pines Ph. 4B, located off Windtree Club Dr.

Planning and Zoning:

1. All conditions of Ordinance 2021-11 shall be adhered to.
2. Building permits shall not be pulled until the final plat is recorded.
3. Remove individual homeowner from note #14, buffer yards shall be the responsibility of the HOA only.
4. Revise the language in the recording signature block to reflect what is found in the City's subdivision regulations.
5. Remove the drainage easement from the building envelope on lot 82.
6. Provide sidewalk along both sides of Windtree Club Drive.

Engineering:

1. All punch list items shall be completed prior to the signing of the final plat.
2. Ensure all plat certificates match verbiage from the Land Development Code. The signing of the final plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Land Development Code.
3. The surveyor shall sign the plat.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.
- This Action Item was approved.

**6.S.** \*\*Review the Rezone Request from RS-40 to RS-30 for 8790 Saundersville Rd.

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to RS-30 zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

Engineering:

1. No Comments Received.

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.

This Ordinance was \*\*Positive Recommendation. to the Board of Commissioners due back on 8/11/2025

**6.T. Review the Preliminary Plat for Hamilton Reserve, located at 12465 Lebanon Rd.**

Planning and Zoning:

1. Add to the purpose statement the establishment of the easement.
2. Label the width of the public access easement.

Engineering:

1. Dimension cross-access easement between Lots 1, 2, & 3 to the proposed private driveway.
2. Remove cross-access easement to Lebanon Road.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.

This Action Item was approved.

**6.U. Review the Preliminary Plat for Industrial Dr Storage, located at 335 Industrial Dr.**

Planning and Zoning:

1. Revise note one to read two lots.
2. Remove note five.
3. Revise the rear setback to that required by code rather than the width of the landscape buffer.

Engineering:

1. No Comments.

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.  
This Action Item was approved.

- 6.W.** Review the reconsideration of conditions for Beckwith Station, located at 225 Summit Blvd.

**Engineering Comments:**

1. Move the 10-foot multi-use path to the ROW line of Beckwith Road with a ditch between Beckwith and the path. Be aware of power poles within the alignment of the multi-use path.
2. Beckwith Road at Summit Blvd (previously Wilfong Parkway):
  - a. An LOC shall was posted for the full amount of the traffic signal at the time of the issuance of the Land Disturbance Permit. This LOC can now be reduced by \$50,000 after the Beckwith Point development contribution of \$50,000 has been made to the City.
  - b. After the traffic signal warrant analysis was performed by City staff, the traffic signal was deemed warranted. The developer is now responsible for installing the traffic signal.

**Planning and Zoning Comments:**

1. No Comments at this time.

**WWUD Comments:**

1. Not applicable

This Action Item was approved.

**7. Land Use Amendment, Preliminary Master Development Plan PUD**

- 6.M.** Review the Update to Article IV of the Subdivision Regulations.

Staff reviewed their amended reports (provided to the commission at the table) and answered questions from the commission.

There were no citizen comments.

This Action Item was approved.

**RESULT:** APPROVED

**MOVER:** Rebecca Christenson

**SECONDER:** Bobby Franklin

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, and

Commissioner Giles

**Absent:** Commissioner Searcy

- 6.R.** \*\*Review the Rezone Request from OPS to CTC for the N. Mt. Juliet Rd. OPS Corridor, beginning at 1097 Weston Dr south to 656 N. Mt. Juliet Rd. along the west side of the road.

Commissioner Giles recused himself from the meeting.

Staff reviewed their amended reports (provided to the commission at the table reflecting correction in sponsorship from Commissioner Art Giles to City Manager Kenny Martin) and answered questions from the commission.

Chairman Winchester expressed his concerns with the rezone from OPS to CTC and provided historical information relating to the zoning and development of the area.

Commissioner George asked for representation and spoke in favor of the rezone.

Kenny Martin, City Manager, 2425 N. Mt. Juliet Rd. represented the rezone.

Commissioner Franklin poised the idea of a new middle ground zoning district. City Planner, Jon Baughman, noted it is possible with a ZOA.

Chairman Winchester poised the idea of a work session for the Future Land Use Map.

Commissioner Rast would prefer to see individual owners make a case for their own rezone rather than the mass request.

Citizen Comments included:

Keith Canfield, 1020 Clearview Dr., spoke out against the rezone request.

David Seeley, 1005 Clearview Dr., spoke out against the rezone request.

Matthew Thomas, 1314 Clearview Dr., spoke out against the rezone request.

Jeremy Jernigan, 1006 Clearview Dr., spoke out against the rezone request.

Carrie-anne Misamore, 1410 Barret Dr., spoke out against the rezone request.

Darin Cunningham, 1401 Fairview Dr., spoke out against the rezone request.

A motion was made by Vice Chair Rast, seconded by Commissioner Bulmon, that this Ordinance be \*\*negative recommendation to the Board of Commissioners, on meeting date of 8/11/2025. The motion carried by the following vote:

**RESULT:** \*\*NEGATIVE RECOMMENDATION

**MOVER:** David Rast

**SECONDER:** Nathan Bulmon

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

**Nay:** Commissioner George



**Absent:** Commissioner Searcy, and Commissioner Giles

- 7.A.** \*\*Review the Land Use Plan Amendment for The Sutton, located between E Division St., Rutland Dr. and Golden Bear Gateway.  
Staff reviewed their amended reports (provided to the commission at the table reflecting minor changes i.e. unit count) and answered questions from the commission.

Commissioner Giles returned to the meeting.

Cherie Akers, Barge Design Solutions, 615 Third Ave Nashville, represented the project.

There were no citizen comments.  
fail the Land Use shall revert back.

A motion was made by Commissioner Armistead, seconded by Chairperson Winchester, that this Ordinance be recommended for approval with the condition should the associated PMDP fail the land use shall revert back. The motion carried by the following vote:

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

**MOVER:** Linda Armistead

**SECONDER:** Luke Winchester

**Aye:** Chairperson Winchester, Commissioner Christenson,  
Commissioner George, Commissioner Bulmon, Commissioner  
Giles, Commissioner Armistead, and Commissioner Franklin

**Absent:** Commissioner Searcy

**Abstain:** Vice Chair Rast

- 7.B.** \*\*Review the Preliminary Master Development Plan PUD with a rezone from OPS, OPS-PUD and RS-40 to CMU-PUD and RS-10-PUD for The Sutton, located between E Division St., Rutland Dr. and Golden Bear Gateway.  
Staff reviewed their amended reports (provided to the commission at the table reflecting minor changes i.e. unit count) and answered questions from the commission.

Cherie Akers, Barge Design, 615 3rd Ave Nashville, Represented the Project.

Tulsi Patel, 210 Laycrest Dr. Represented the Developer.

There were no citizen comments.

Planning and Zoning:

1. Live/work spaces are not permitted to contribute to commercial square footage.

2. Amenities may not contribute to commercial square footage.
3. Provide landscaped islands every 15 parking spaces.
4. All requirements of the City's Subdivision regulations shall be adhered to, except any waivers approved by the Board of Commissioners.
5. 5-104.1 Multifamily guidelines shall be adhered to, excepting any waivers approved by the Board of Commissioners.
6. 6-104.1 Mixed-use regulations shall be adhered to, excepting any waivers approved by the Board of Commissioners.
7. 5-104.4 Single family guidelines shall be adhered to excepting any waivers approved by the Board of Commissioners.
8. Exterior lighting fixtures mounted to the buildings shall be decorative. Wall packs are not permitted.
9. All poles and posts throughout the PUD shall be powder-coated black, channel posts are not permitted.
10. Bollards shall not be painted yellow; rather black gray or another neutral color.
11. Wheel stops are not permitted.
12. Corner lots and edge units shall be designated critical façade lots.
13. All fencing shall be decorative and constructed of low maintenance material.
14. HVAC and utility equipment shall be screened entirely from horizontal view by parapet walls if roof mounted and masonry enclosure or landscaping if ground mounted.
15. Wall mounted utility meters and associated equipment shall be painted to match the façade it is attached to.
16. Metal and vinyl shall not be permitted as secondary façade materials.
17. Brick shall be clay, baked and individually laid.
18. Stone shall be individually laid.
19. Wet ponds shall have lighted fountains for aeration and landscaping around the perimeter.
20. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan submittal.
21. Provide bike racks per code.
22. Provide trash receptacles per code.
23. Fire pits shall be set in a brick or stone base.
24. Dumpster enclosure and trash compactors shall be faced with masonry and meet the requirements of 6-103.7, regulations for dumpster enclosures.
25. 2,000sf of clubhouse area, up to 200 units, is required, plus 10sf per each additional dwelling in multifamily areas per multi-family regulations.
26. Provide commercial and/or mixed uses along the entire Golden Bear Gateway frontage in lieu of the townhomes/strictly residential as this is a major commercial corridor in the City.
27. Detention ponds, easements, etc. shall not be counted towards improved open space requirements.
28. Provide decorative streetlighting at the entrances and throughout the PUD per recently approved ordinance 2025-24.
29. Parking lot lighting shall be decorative fixtures mounted to black poles. Poles shall be placed in landscaped areas or yards not in the parking lot.
30. Paint wall mounted utility equipment and meters to match the building façade it is

attached to.

31. Landscape buffers shall be located in open space and not on individual lots. The HOA or management company shall be responsible for the maintenance of all buffers.
32. Mail kiosks shall be covered, lighted and include designated parking.
33. Signage to be reviewed via a separate application to the Planning Department.
34. The full complement of required parking shall be provided.
35. The Planning Commission positively recommended a waiver to 6-103.3 allowing for a max height of 55' on the proposed buildings.
36. The Planning Commission positively recommended a waiver to 4-114.1 and 5-104.4 - allowing for 70% MASONRY AND 30% SECONDARY Hardie and board and batten for multi family.
37. The applicant offered to reduce the town homes in phase 2A in order to add 20k-25k sqft of commercial space. The Planning Commission positively recommended that it be done.
38. The Planning Commission did not make a recommendation on the sale of the City property.
39. The Planning Commission supported a waiver to 5-104a.4 - Allowing the Omit perimeter fence around multifamily.
40. The Planning Commission did not support a waiver to 5-104.4 - allowing for less than 22' long driveways for alley loaded and front-loaded townhomes.
41. The Planning Commission supported a waiver to 5-104.4 - allowing for the omittance of the masonry column between single family two car garages front facing if a decorative door is used.
42. The Planning Commission did not support a waiver to 5-104.4 - Front facing, single family garage doors to be 50% of the front façade if a decorative garage door is used.
43. The Planning Commission supported at waiver to 5-104.4 - allowing for single-family, front-loaded garages to be flush with the front façade.
44. The Planning Commission supported a waiver to 5-104.4 allowing for single family lots as small as 8,000 sqft.
45. The Planning Commission supported a waiver to 6.102.1 allowing for a grocery store to be as small as 10,000 sqft.
46. The Planning Commission did not support a waiver to 6-103.7.3 to omit sidewalks in areas that require environmental impact.
47. The planning Commission supported a waiver to 6.103.4 allowing for townhome balconies to encroach in the required yard space.
48. The Planning Commission did not support a waiver to 8-207.5.4 to allow the greenway trail to be mulched in lieu of paved.

Engineering:

1. This PMDP shall be stamped, signed, and dated by a TN registered engineer for all future submittals.
2. 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.
3. Do not install EPSC measures in existing landscaping being preserved as a buffer.

4. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
5. If wet ponds are used, aeration shall be provided.
6. Stormwater: Rule 400-10-.04 need at construction plans, 100-year storm for detention.
7. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
8. Grinder systems or on-site step systems will not be allowed for this development.
9. The internal pump station shall be public and designed to City standards.
10. All sewer mains (minus laterals) shall be public and within a 20' (minimum) easement.
11. The public sewer shall not be placed within private alleys.
12. Sewer availability has been granted. The developer shall upsize the existing gravity sewers to accommodate the flow from the development's discharge point (at the existing manhole) to the Volunteer (7-Eleven) pump station. Sizing parameters shall be determined at construction plan review.
13. Offsite sewer shall not be under the greenway. Alignment of the sewer shall be determined at the FMDP.
14. Provide hydrologic determination by FMDP.
15. Variances:
  - The Planning Commission supported the request to disturb slopes more than 20% in a cut condition only.
  - The Planning Commission did not support the request to allow front loading garages on access streets. (Zoning Reg 5-104.4.10)
  - The Planning Commission supported the request to allow more than 14 lots on a cul-de-sac (Sub Reg 4-104.401) conditionally that the street include 24' of pavement.
  - The Planning Commission did not support the request to allow up to 25% shared parking (Zoning Reg 9-103) without a shared parking analysis.
  - The Planning Commission supported the request to allow permanent dead ends to terminate within 150' of the property boundary (Sub Reg 4-104.405)
  - The Planning Commission supported the request to allow residential frontages on a collector (Sub Reg 4-104.303) on one side of the street with shared driveways. No lots may have individual driveways along the collector
  - The Planning Commission did not support the request to waive sidewalk requirements in areas with environmental impacts (Sub Reg 4-103.102)
  - The Planning Commission did not support the request for the greenway to be a mulch trail.
16. The following off-site improvements will be required based on the results of the MTA:
  - a. Golden Bear Gateway and Rutland Drive
    - i. A traffic signal should be installed at this intersection when warranted. A signal warrant analysis should be submitted with each FMDP/Site of a commercial parcel or final plat (residential). The median on Golden Bear Gateway and Athletes Way shall be closed when the signal is installed.
    - ii. The southbound approach of Rutland Drive should be widened to

include an exclusive left-turn lane. This improvement should be done prior to the construction of the project entrance on Rutland Drive.

- b. Golden Bear Gateway and E. Division Ramp/Site access
  - i. The site access at this intersection shall be right-in/right-out only. The median on Golden Bear Gateway shall be modified to allow lefts onto and off of the ramp, but not into the site.
  - ii. This may require the site access location be moved.
- c. Golden Bear Gateway Signals
  - i. A time-of-day and coordination plan shall be developed for all signals between Division Street and Summit Boulevard. This plan shall be implemented prior to the opening of 50% of the commercial area or the installation of the signal at Rutland Drive, whichever occurs first.
  - ii. Opticom preemption with a perpetual license shall be installed at all signals between Division Street and Summit Boulevard.

#### 17. Site Access

- a. Site Access 1 shall be located on Golden Bear Gateway at the signalized intersection at Athletes Way. This approach shall include protected/permissive left-turn phasing and run concurrently with the Athletes Way approach.
- b. Site Access 2 shall be located on Rutland Drive. A left-turn lane should be installed on Rutland Drive at the intersection. This driveway must meet HSAM spacing requirements.
- c. Site Access 3, as proposed on Rutland Drive, does not meet HSAM spacing requirements and therefore is not supported. However, capacity analysis indicated the driveway to be located outside the queue from a signal at

Rutland Drive and Golden Bear Gateway.

- d. Site Access 4 shall be located on Golden Bear Gateway, opposite the Project Jolene driveway. This driveway shall be right-in/right-out only and a median shall be installed along Golden Bear Gateway.
- e. Site Access 5 shall be located on Golden Bear Gateway, opposite the Division Street ramp. This driveway shall be right-in/right-out only. The median on Golden Bear Gateway shall be modified to allow lefts onto and off of the ramp, but not into the site. This may require the location of the driveway be changed.
- f. Site Access 6 shall be located on East Division Street and include left-turn and right-turn lanes on Division Street. This driveway must meet HSAM spacing requirements to Golden Bear Gateway and Rutland Drive.
- g. Site Access 7 shall be located on Rutland Drive and meet HSAM spacing requirements from Division Street.

18. Sidewalks are required along all road frontage.

19. Pedestrian Access Routes (PAR) are required from the ROW to all businesses per ADA standards.

20. All roads serving the multifamily and commercial portions of the site shall be private. The central spine collector shall be a minor collector if public, and adhere to all design standards, widths, and access standards of a minor collector cross-section.

21. Sidewalks adjacent to perpendicular parking shall be at least 7' wide to account for vehicle overhang.

22. Sidewalks adjacent to parallel parking shall be at least 6' wide, excluding the width of the curb, to account for mirrors and doors.
23. All shared use paths must be at least 10' wide.
24. The shared use path along Golden Bear Gateway shall be moved in front of the signage at the signal to provide better lines of sight to turning motorists and to prevent bicycles and pedestrians crossing through the vehicle queues.
25. The alleys within the townhome areas shall include at least 20' of pavement.
26. Perpendicular parking on the alleys must comply with the parking dimensions provided in the Zoning Ordinances. Consider angled parking to reduce the required drive aisle width.
27. All sidewalks on the collector between E. Division Street and Rutland Drive shall be at least 6' wide. Sidewalks are required on both sides of the street over the stream crossing.
28. Truck turning templates are needed to show delivery operations. Please provide a zoomed in figure on the proposed roundabout at FMDP.
29. Curb and gutter are required any place with sidewalk or shared use paths within the City limits.
30. All pedestrian facilities shall comply with ADA and PROWAG standards.
31. Adequate sight distance shall be provided at all intersections. Sight distance profiles will be provided at FMDP.
32. Angled on-street parking is supported only on the private central access road opposite Athletes Way. The road must include a center median and meet the drive aisle width required in the zoning code.
33. The Planning Commission positively recommended widening E Division St to 3 lanes along the project frontage.
34. The Planning Commission positively recommended providing a stop light at the Golden Bear Gtwy and E. Division St. access road.
35. The Planning Commission positively recommended no construction traffic access to E. Division St expect for modifications to E Division St itself.
36. The Planning Commission positively recommended the phase 3 connection to Rutland Dr not be opened until the completion of phase 3.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.

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

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

**MOVER:** Preston George

**SECONDER:** Linda Armistead

**Aye:** Chairperson Winchester, Commissioner Christenson,

Commissioner George, Commissioner Bulmon, and Commissioner Armistead

**Nay:** Commissioner Giles, and Commissioner Franklin

**Absent:** Commissioner Searcy

**Abstain:** Vice Chair Rast

**7.C. \*\*Review the Preliminary Master Development Plan PUD with a Rezone from RS-20 to CTC-PUD for The Springs at Mt. Juliet, Located at 2937 Curd Rd.**

Staff reviewed their reports and answered questions from the commission.

Michael Dewey, Dewey Engineering, 2925 Berry Hill Dr. Nashville, represented the project.

Christopher Montini, 2993, Curd Rd., spoke out against the project.

Planning and Zoning:

1. Two car driveways shall be at least 18' wide.
2. Only improved open space may contribute to the 10% minimum requirement.
3. Identify the square footage of commercial uses alone, remove non-residential language, specify the exact amount of commercial and amenity area proposed.
4. Identify building separation distances on the final master development plan.
5. Relocate the playground amenity to a more central location in the PUD and away from Curd Road.
6. Remove lots 116 & 117 to allow enough space for an effective buffer from adjacent commercial and amenity uses.
7. Provide building renderings that match the waiver requests. Townhomes shall be fully masonry.
8. All requirements of the City's Subdivision regulations shall be adhered to, except any waivers approved by the Planning Commission and Board of Commissioners.
9. 5-104.1 Multifamily guidelines shall be adhered to, except any waivers approved by the Planning Commission and Board of Commissioners.
10. 6-104.1 Mixed use regulations shall be adhered to excepting any waivers granted by the Planning Commission or Board of Commissioners.
11. 6-103.7 Commercial design standards shall be adhered to except any waiver issues by the Board of Commissioners.
12. Residential HVAC and utility equipment shall be screened entirely from horizontal view, utility meters shall be screened with brick/stone screen walls.
13. Wall mounted utility and meter equipment shall be painted to match the façade of all commercial and amenity buildings.
14. All exterior lighting fixtures shall be decorative.
15. Brick shall be clay, baked and individually laid.
16. Stone shall be individually laid.
17. Provide trash receptacles at each commercial building and amenity main entrances.
18. Provide a five-space wave-style bike rack at each commercial and amenity building.
19. Wet ponds shall have lighted fountains with aeration.
20. Detention and retention areas shall be screened with landscaping around the perimeter.

21. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan and landscape plan submittal.
22. The mail kiosks shall be covered and lit and include designated parking.
23. The dumpster enclosures shall include a pedestrian door, masonry enclosure, metal gates and meet all requirements of 6-103.7.
24. Relocate the dumpsters along the main drive to a less conspicuous location.
25. Provide decorative streetlighting at the subdivision entrances and throughout.
26. Wall mounted light fixtures shall be decorative.
27. Parking lot lighting shall include decorative fixtures mounted to black poles.
28. Mulch is not permitted within 3' of any commercial or amenity structure.
29. All poles and posts shall be painted black, channel posts are not permitted.
30. Wheel stops are not permitted.
31. Bollards shall be painted black.
32. Roof mounted HVAC equipment for the commercial structures and amenities shall be screened entirely from horizontal view via parapet walls per 6-103.7.
33. Provide a phasing sheet with the final master development plan submittal.
34. Sidewalks and trails are not permitted within landscape buffer areas.
35. Identify building separation distances for the commercial and amenity areas.
36. Patios, should they be installed, shall not encroach into landscape buffers.
37. All amenities shall be completed before issuance of the 110th CO.
38. All commercial development shall be completed before issuance of the 110th CO.
39. Split area of the south storm pond, between units 28 & 29, as it will serve both residential and commercial areas of this PUD. As calculated it currently gives inaccurate credit toward commercial area.

Engineering:

1. The following variances are requested or required:
  - a. [4-103.3] To allow private streets: **SUPPORTED conditionally on the proposed cross section meeting the City standard for an Access Lane or greater.**
  - b. [4-103.103] To exclude a grass strip between sidewalks and curbs: **NOT SUPPORTED**
2. Based on Staff's review of the MTA, the following offsite improvements are recommended:
  - a. A westbound left-turn lane shall be constructed on Lebanon Road at Curd Road by the 100th C.O.
  - b. The westbound left-turn lane on Lebanon Road at Golden Bear Gateway shall be extended to accommodate the projected queue by the 100th C.O. This will require the installation of a two-way left-turn lane between Golden Bear Gateway and Curd Road to accommodate the storage and tapers.
  - c. Install curve feedback signs on Curd Road south of the project entrance by the 25th C.O.
3. Based on Staff's review of the MTA, the following site-related improvements are recommended:
  - a. A northbound right-turn and a southbound left-turn lane are required on



Golden Bear Gateway at the project access prior to the 1st C.O (commercial or residential (excluding any model home));.

- b. A northbound left-turn lane is required on Curd Road at the project access prior to the 1st C.O. (commercial or residential (excluding any model home)).
4. On street parking shall be parallel parking, including at the mail kiosk. Additional parking may be provided from a separate lot.
5. Sidewalks adjacent to any parking shall be 7'.
6. A crosswalk shall be provided across Road A at Road B.
7. Sidewalk width along Golden Bear Gateway frontage shall be at least 6'. This sidewalk would likely be located on the bank of the existing bluff. Grading of the bluff shall be included with the FMDP submission.
8. Sidewalk width along Curd Road frontage shall be at least 5'.
9. A minimum driveway depth of 22' is recommended, matching the requirement for single-family residential.
10. The sidewalk connecting Road F to the northern walking path shall be on the west side of the road.
11. The 2' grass strip will have steep driveway grades from the curb.
12. All pedestrian facilities shall comply with ADA and PROWAG standards.
13. Adequate sight distance shall be provided at all intersections. Sight distance profiles will be provided at FMDP.
14. 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.
15. Landscaping plans shall be approved prior to construction plans approval.
16. If wet ponds are used, aeration shall be provided.
17. The developer deemed there were no steep slopes onsite.
18. Tennessee Rule 0400-10-.04 required for water quality and quantity.
19. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
20. An assessment of the allowance onsite grinder systems will take place at FMDP. If grinder systems are indeed allowed, the developer shall provide a redundant system to the City for each grinder system installed as future maintenance.
21. The Onsite pump station serving this development shall be public and built to city standards.
22. Provide detailed grading plan by FMDP.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Provided.

A motion was made by Commissioner George, seconded by Commissioner Bulmon, that this Ordinance be recommended for denial. The motion carried by the following vote:

**RESULT:** \*\*NEGATIVE RECOMMENDATION  
**MOVER:** Preston George  
**SECONDER:** Nathan Bulmon

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Commissioner Franklin

**Absent:** Commissioner Searcy

## **8. Site Plans**

- 8.A.** Review the Site Plan for Seven Brew, located at 11226 Lebanon Rd.  
5 Minute Recess. Meeting Resumed.

Staff reviewed their reports and answered questions from the commission.

Traffic Engineer, Todd Serbent, confirmed requirement for pedestrian access route to the public ROW.

Director of Engineering, Shane Shamanur, asked to strike PW Comment #10.

Bob Gage, 100 Powell PI Nashville, TN represented the project.

There were no citizen comments.

### Planning and Zoning:

1. Excepting any waivers/variances granted, all requirements of the commercial design regulations, 6.103-7, shall be adhered to.
2. Provide an ADA accessible pedestrian connection via the sidewalk along Lebanon Road.
3. Brick shall be clay, baked and individually laid unless a waiver is granted by the Planning Commission for the use of modular brick.
4. Rooftop mounted utility equipment shall be screened via a parapet wall unless a waiver is granted by the Planning Commission.
5. Poles, and posts for signage and lighting, shall be painted black, or a muted color complimentary to the building and not yellow.
6. Bollards shall be painted/sleeved black or a muted color complimentary to the building. Yellow is not allowed.
7. Wall mounted utility/meter equipment shall be screened with masonry or painted to match the façade it is attached to.
8. Gutters/downspouts shall be painted a color complimentary to match the façade.
9. Wall mounted lighting fixtures, if utilized, shall be decorative. No proposals are shown.
10. Landscape plan comments shall be addressed prior to the submittal of construction plans.

11. Combustible landscape materials (such as mulch) are prohibited within 3' of the building.
12. Signage shall be reviewed via a separate application to the Planning Department.
13. Wall signage is limited to no more than four wall signs per business. Entire sign designs may not be in the shape of a product or motif, i.e. - business symbol only.
14. If the existing pylon sign is to be utilized, no structural changes can be made via size, reader board, etc., or the sign will be required to come into compliance. If possible, please provide a brick and/or stone column around the base of the pole, to compliment the elevations of the new building. Staff will work with the contractor to create an aesthetically approved design.
15. The engineer shall sign the plan set.
16. The architect shall sign the plan set.
17. The Planning Commission granted a waiver to 6-103.7 allowing for a rooftop screen wall as shown on page A2.1 of the plans.
18. The Planning Commission granted a waiver to 6-103.7 allowing for modular brick specifically Nichiha.

Engineering:

1. Internal storm sewer system shall have a minimum of 15" diameter pipe outside of the ROW (outside of water quality units and roof drain collection).
2. Do not install EPSC measures in existing landscaping being preserved as a buffer.
3. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
4. Stormwater: Rule 400-10-.04 needed at construction plans, 100-year storm for detention.
5. A letter of approval from West Wilson Utility District will be required prior to construction plan approval.
6. All sewer mains (minus laterals) shall be public and within a 20' (minimum) easement.
7. Sewer availability has been granted.
8. The crosswalk across the drive-thru lanes should be white for better visibility.
9. Parking drive aisles must be at least 26' for perpendicular parking.
10. The slope of the ADA parking space may not exceed 2.08%.
11. A pedestrian access route to the public right-of-way is likely required. Staff is waiting on input from the Access Board technical assistance program. Such route would be required at construction plans.
12. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.

A motion was made by Commissioner George, seconded by Vice Chair Rast, that

this Action Item be approved. The motion carried by the following vote:

**RESULT:** APPROVED

**MOVER:** Preston George

**SECONDER:** David Rast

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Commissioner Franklin

**Absent:** Commissioner Searcy

- 8.B.** Review the Site Plan for Industrial Dr Storage, located at 335 Industrial Dr. Staff reviewed their reports and answered questions from the commission. There were no citizen comments. Jake Porter, Heritage Civil, 2055 N Mt Juliet Rd, represented the project. Kenneth Powers 977 Chandler Rd, represented the developer.

Planning and Zoning:

1. Label the landscape buffer widths.
2. Label the access easement width.
3. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
4. Revise the lighting to result in zero at property lines adjacent to residential zoning.
5. Provide a five space, wave style bike rack per 7-103.8.
6. Provide a trash receptacle at the main entrance per 7-103.1.
7. All brick shall be clay, baked and individually laid.
8. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
9. All wall mounted utility equipment shall be painted a color complimentary to the building façade.
10. All signage shall be reviewed under separate application to the Planning Department.
11. All bollards shall be painted a color complimentary to the building façade.
12. All fencing shall be low maintenance, decorative type, identify where the chain link fencing is proposed to be installed and revise the plans to include a more decorative option.
13. Combustible landscaping materials are prohibited within 3' of the building.
14. Rooftop HVAC and other equipment shall be screened from horizontal view, via a parapet wall.
15. Display the rear building setback required by code on the plat, rather than the width of the buffer yard.

Engineering:

1. Do not install EPSC measures in existing landscaping being preserved as a buffer.
2. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.

3. If wet ponds are used, aeration shall be provided.
4. Add utility contacts on the cover sheet.
5. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
6. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
7. Sewer availability has been requested.
8. This site will require a grinder pump system. Specifications will be provided at construction plan review
9. Stormwater: TN rule 400-10-.04 and 100-year 24-hour storm at construction plans.
10. Stormwater: QHP confirmation needed for watercourse, it is believed that current owner worked piping stream without ARAP and city approval.
11. Center the pavement marking arrows in the center of the drive aisle, excluding the fire lane.
12. The permeable pavers must be slip resistant to be used in the ADA spaces.
13. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.

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

**RESULT:** APPROVED

**MOVER:** Preston George

**SECONDER:** Linda Armistead

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Commissioner Franklin

**Absent:** Commissioner Searcy

## **9. Final Master Development Plan**

### **6.V. Review the Preliminary Plat for The Reserve at Tate Ln, located off Tate Ln.**

Planning and Zoning:

1. All of the conditions of ordinance 2025-30 shall be adhered to.
2. Revise the setbacks on lot 25 to include two rears instead of one side and on rear.
3. If existing vegetation is to be used for buffers, please provide a tree survey at the time of construction plan submittal.

Engineering:

1. No Comments at this time.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.

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

**RESULT:** APPROVED

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Commissioner Franklin

**Absent:** Commissioner Searcy

**9.A.** Review the Final Master Development Plan for The Reserve at Tate Ln, located off Tate Ln.

Staff reviewed their reports and answered question from the commission Alex Sadof, 1614 Tate Ln., Hired by Mr. Griffith to represent him.

Planning and Zoning:

1. All conditions of Ordinance 2025-30 shall be adhered to.
2. All conditions of Art. 5-104, single family residential guidelines, shall be adhered to, excepting any variance/waiver granted via Ord. 2025-30.
3. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. Vinyl is not permitted as a secondary façade material.
6. The mail kiosk shall be covered, well-lit and include a minimum of one designated parking space.
7. Decorative, non-obtrusive outdoor lighting shall be utilized on the perimeter wall.
8. Provide decorative street lighting at the entrance to the subdivision.
9. Landscape plan comments are via separate cover; all comments shall be addressed prior to submitting construction plans to Public Works.
10. Landscape buffers shall be in open space and maintained by the HOA.
11. A tree survey is required to receive credit for existing material for required buffers.
12. For all wet ponds, please include aeration with lighted fountains.
13. Detention/retention ponds shall include vegetative screening around the perimeter.

14. Provide timeline on the construction of the trail connection from Watermark Way (as discussed and agreed upon at the BOC meeting) at the time of submittal of the construction plans, or a suitable alternative location.

Engineering:

1. Previous PMDP/PUD conditions apply.
2. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place during construction plan review.
3. The cul-de-sac shall have an entry and exit radius of R50' per ST-121.
4. Provide an updated sight distance exhibit with the reduced cut at Tate Lane.
5. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.

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

**RESULT:** APPROVED

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Commissioner Franklin

**Absent:** Commissioner Searcy

- 9.B.** Review the Final Master Development Plan Site Plan for Broadstone at McFarland Farms Ph. 1C, located at 5238 Old Lebanon Dirt Rd.

Staff reviewed their reports and answered questions from the commission.

Discussion was held regarding the FMDP not being compliant with the approved PMDP, including:

Chairman Winchester questioned number of units in FMDP; pointed out visual differences; stated buildings not separated with internal drives and less access; and noted lack of connectivity to commercial area.

Commissioner Bulmon stating second page not consistent with rest of document and noted placement of pool near drive isle is different.

Commissioner George concurred with Chairman Winchester's statements; pointed out lack of spread-out concept and community feel; noted more asphalt and feeling of less green space; and agreed with safety concerns about parking spaces coming

off the main drive.

Commissioner Rast agreed with all concerns raised and expressed safety concerns about relocating parking spaces out of the main entrance.

Tulsi Patel, 210 Laycrest Dr., Represented the project. Tulsi Patel described differences and changes being necessary between PMDP and FMPD, including building redesign and pushing the buildings up against Old Lebanon Dirt Rd. Tulsi Patel agreed with Commissioner George that the building layout is different.

Stevie Keller, 5299 Indiana Nashville TN, Represented the Developer, wanted to create a single central access point.

There were no citizen comments.

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

**RESULT:** DENIED  
**MOVER:** Luke Winchester  
**SECONDER:** Preston George

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Giles, and Commissioner Franklin

**Absent:** Commissioner Searcy

**Abstain:** Commissioner Armistead

## **10. Preliminary Plat**

### **10.A. Review the Preliminary Plat for The Crye Property, located off Rehnea Dr and Graham Dr.**

Staff reviewed their reports and answered questions from the commission. Chairman Winchester confirmed this subdivision would be separate from the Hickory Hills Subdivision.

Eric Olson, 618 Grassmere Park Dr. Nashville, represented the project. Chairman Winchester confirmed road A would require a future development sign. Commissioner George, is there any access to Davidson County from the Subdivision without going to Lebanon Rd.?

Eric Olson agreed to remove road A below lot 78 to prevent connection to Davidson County.

Commissioner Franklin, inquired about connection to City sewer and critical lots due to steep terrain.

There were no citizen comments.

#### Planning and Zoning:

1. All requirements of 5-104.4, single family residential guidelines, shall be adhered to.



2. Brick shall be clay, baked and individually laid.
3. Stone shall be individually laid.
4. Wet detention/retention ponds shall include lighted aeration.
5. The mail kiosk shall be covered and lighted with designated parking.
6. Corner lots shall be designated a critical façade lot and include architectural features such as windows, rowlocks, color variation, etc. to avoid highly visible blank walls.
7. Streetlights shall be provided for single family residential subdivisions per ordinance 2025-24.
8. Lot coverage shall not exceed 35%
9. Traffic control and similar signage shall be mounted to black poles; channel posts are not permitted.
10. Subdivision signage shall be reviewed via a separate application to the Planning Department.
11. Landscape buffers shall be located in open space, not on individual lots, and maintained by the HOA.
12. Landscape plan comments shall be addressed with a resubmittal before submitting construction drawings for review.
13. Provide home elevations to review prior to submittal of construction plans to Public Works.

Engineering:

1. 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.
2. Do not install EPSC measures in existing landscaping being preserved as a buffer.
3. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
4. If wet ponds are used, aeration shall be provided.
5. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
6. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
7. Existing slopes greater than 20% will not be allowed within the building envelope.
8. Sewer availability has been requested. This area will be served by Metro Water Services as the immediate surrounding area is served by Metro.,
9. Staff recommends that the construction entrance comes from either Rehnea Drive and/or Josie Court.
10. Stormwater: TN rule 400-10-.04 and 100-year 24-hour storm at construction plans
11. Stormwater: Confirm construction and permanent buffer for Scotts Creek listed on TDEC 303.d.
12. Based on the analysis provided in the MTA, the following off-site improvements shall be made:
  - a. An eastbound right-turn lane on Lebanon Road shall be installed at Pin Oak Drive. This turn lane and the adjacent bike lane shall be designed to TDOT standards and are subject to TDOT approval. This turn lane shall be completed prior to the signing of the 1st final plat.

13. Road A shall be a residential collector between Rehnea Drive and the property boundary.
14. All residential access streets shall include a 55' ROW with 24' of pavement. The full cross section is included in standard drawing ST-105 located in Appendix B of the [land development code](https://library.municode.com/tn/mt._juliet/codes/land_development_code?nodeId=APXBSTCODRSPSTDR) [https://library.municode.com/tn/mt.\\_juliet/codes/land\\_development\\_code?nodeId=APXBSTCODRSPSTDR](https://library.municode.com/tn/mt._juliet/codes/land_development_code?nodeId=APXBSTCODRSPSTDR).
15. Provide proof of approval from NDOT to extend Josie Court. The development may be required to remove the cul-de-sac and repair driveways, which shall be determined during construction plan review. This shall be submitted to Engineering prior to the issuance of the Land Disturbance Permit.
16. Cul-de-sacs shall comply with both ST-121 and the IFC Fire Code Appendix D to the greatest extents possible.
17. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.

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

**RESULT:** APPROVED  
**MOVER:** Nathan Bulmon  
**SECONDER:** David Rast

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

**Nay:** Commissioner George, and Commissioner Giles

**Absent:** Commissioner Searcy

## 11. Adjourn

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

**RESULT:** APPROVED  
**MOVER:** David Rast  
**SECONDER:** Rebecca Christenson

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Commissioner Franklin

**Absent:** Commissioner Searcy

**\*\*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 #:** 1360

**Agenda Date:** 8/21/2025

**Agenda #:** 6.A.

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**Title:**

The Development Cashier Check (152010835) for Nichols Vale Ph. 6A, in the amount of \$71,872.22, can be released.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1361

**Agenda Date:** 8/21/2025

**Agenda #:** 6.B.

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**Title:**

The Development Cashier Check (152010944) for Nichols Vale Ph. 7, in the amount of \$143.957.35, can be released.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1364

**Agenda Date:** 8/21/2025

**Agenda #:** 6.C.

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**Title:**

The Development Cashier Check (152011042) for Nichols Vale Ph. 8, in the amount of \$110,323.51, can be released.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1363

**Agenda Date:** 8/21/2025

**Agenda #:** 6.D.

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**Title:**

The Development Letter of Credit (600551140) for Triple Crown Ph. 3 Sec. 1B, in the amount of \$65,073.66, can be released.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1362

**Agenda Date:** 8/21/2025

**Agenda #:** 6.E.

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**Title:**

The Development Letter of Credit (600551150) for Triple Crown Ph. 3 Sec. 1C, in the amount of \$15,093.56, can be released.





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1365

**Agenda Date:** 8/21/2025

**Agenda #:** 6.F.

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**Title:**

The Sewer Letter of Credit (IS000230577U) for Maple Crossing (Park Glen Ph. 20 & 21), in the amount of \$145, 032.00, can be released



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1265

**Agenda Date:** 8/21/2025

**Agenda #:** 6.G.

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**Title:**

\*\*Review the potential lease of the City of MT. Juliet building, located at 1019 Charlie Daniels Pkwy.

## LEASE AGREEMENT

This Lease Agreement ("Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025 by and between the City of Mt. Juliet, a political subdivision of the State of Tennessee ("the City") and the Mt. Juliet-West Wilson County Senior Citizens Service Center d/b/a Mt. Juliet Senior Activity Center, a Section 501(c)(3) organization ("Lessee").

WHEREAS, the City owns a facility located at 1019 Charlie Daniels Parkway, Mt. Juliet, TN 37122 ("Premises"); and

WHEREAS, the City of Mt. Juliet Police Department is currently located at the premises, but will relocate upon completion of the new Police Headquarters; and

WHEREAS, Lessee is a Section 501(c)(3) organization with a record of providing services and programming to seniors at their facility; and

WHEREAS, it is in the City's and public's interest for Lessee to be allowed to use the facility located at the Premises to continue to provide services for seniors in the facility.

NOW THEREFORE, in consideration of the promises and commitments made herein, the sufficiency of which is hereby acknowledged, it is agreed as follows:

1. **PREMISES.** The City hereby leases to Lessee, upon the following terms and conditions, a portion of the building/facility located at 1019 Charlie Daniels Parkway, Mt. Juliet, TN 37122, hereinafter the "Premises."
2. **TERM.** The term of this Lease shall be twenty-five (25) years, and shall begin on the \_\_\_\_ day of \_\_\_\_\_, 2025, and end on the \_\_\_\_ day of \_\_\_\_\_ 2050. The Parties may agree to extend the Agreement term in accordance with Section 6 of this Agreement.
3. **RENT.** The Lessee shall pay to the City a total annual rent of One Dollar (\$1.00).
4. **DELAYED POSSESSION AND USE.** Notwithstanding any other provision of this Lease, Lessee acknowledges and agrees that possession and use of the Premises shall not be granted or commence until the City has provided written authorization permitting such possession and use. Lessee further acknowledges that such authorization will not be issued until the Mt. Juliet Police Department has fully vacated the Premises, which shall occur only upon completion and occupancy of the new police headquarters. The City shall have no obligation to deliver possession, and Lessee shall have no right to occupy, use, or access the Premises, until said written authorization has been issued by the City. Any delay in the commencement of the Term due to the City's failure to grant such authorization shall not constitute a default by the City, nor shall it give rise to any claim for damages by Lessee.
5. **USE.** For the specific use and benefit of the City and its citizens, and in particular, senior citizens, the City agrees to allow the Lessee to use a portion of the facility as set forth below. Lessee shall use the Premises only for senior citizen purposes. No other uses, activities, or operations shall be conducted by the Lessee from the leased Premises without first obtaining the prior written consent of the City. In the event the leased space ceases to be used as a senior center, this Agreement shall terminate. The Lessee can host events with prior approval of the City, said approval not to be unreasonably withheld. Lessee shall keep the Premises open

and use the entire Premises regularly and in a businesslike and responsible manner during the entire term of this Lease, with the exception of temporary closures for such period as may be reasonably necessary for repairs or redecoration or for reasons beyond the Lessee's control.

The Premises shall be a shared use facility between Lessee and the City. Except as otherwise expressly set forth herein, any room or area within the Premises not specifically designated below shall be deemed shared space and shall be available for the mutual use and benefit of both parties. Areas designated for Lessee's use shall be under Lessee's exclusive possession and control; provided, however, that nothing herein shall preclude the City from having reasonable access to such areas as may be necessary for the performance of its rights and obligations or for public safety purposes. Areas designated for the City's use shall be under the exclusive possession and control of the City, and the Lessee shall not be entitled to access such areas. The respective assignments of rooms and areas are as follows (see Exhibit A – Floor Plan):

ROOM / AREA	DESIGNATION
EXISTING COVERED ENTRANCE 100	City / Lessee
RECEP 101	City / Lessee
CORR 102	Lessee
WRKRM 103	Lessee
EXERCISE 104	Lessee
ASSIST OFFICE 105	Lessee
DIRECTOR OFFICE 106	Lessee
EX. MECH 108	Lessee
GAME ROOM 109	Lessee
ACCT OFFICE 110	Lessee
EX. EQUIPMENT 111	Lessee
EX. MECH 112	Lessee
MUSIC ROOM 113	Lessee
CORR 114	Lessee
R/R 115	Lessee
FILE STORAGE 116	Lessee
COOR 117	Lessee
EX. IDF 118	Lessee
STOR. 119	Lessee
QUILTING / KNIT 120	Lessee
STORAGE 121	Lessee
KNIT STOR. 122	Lessee
CLST 123	Lessee
CORR 124	Lessee
CLST 125	Lessee
OFFICE 126	Lessee
LARGE ACTIVITY 127	Lessee
TABLE STORAGE 128	Lessee
BILLARDS 129	Lessee
ART 130	Lessee
CLST 131	Lessee

CLST 132	Lessee
TLT 133	Lessee
TLT 134	Lessee
MULTI PURPOSE 135	Lessee
STORAGE 136	Lessee
KITCHEN 137	Lessee
STOR 138	Lessee
DISHWASH 139	Lessee
DEL. 140	Lessee
LAUNDRY 141	Lessee
MEN 142	Lessee
WOMEN 143	Lessee
CLST 144	Lessee
JANITOR 145	
SIDE ENTRANCE 146	City / Lessee
CLST 147	
UPPER MEETING 148	City
MEETING ROOM 149	City
WOMEN 150	City / Lessee
MEN 141	City / Lessee
SIDE ENTRANCE 152	City / Lessee
CLST 153	Lessee
CLST 154	Lessee
SPRINKLER RM 155	

## 6. **TERMINATION.**

- A. **DEFAULT.** In the event of a default by the Lessee, the City may terminate this Agreement at any time for cause if Lessee commits a default in the performance under the lease, which includes, but is not limited to: failure to procure necessary insurance; making major modifications without the City's prior written approval; subletting the property without the City's prior written approval; failure to maintain and care for the Premises and everything within; failure to perform any term, covenant, or condition of this Agreement; failure to pay any charge, imposition, or any obligation of Lessee requiring the payment of money under the terms of this Agreement; abandonment for thirty (30) days of the Premises. In order to terminate the Agreement, City must first provide written notice of the default to the Lessee. Upon notification of said default, Lessee must cure the breach to the satisfaction of the City within ninety (90) days from receipt of written notice from the City, or the Agreement can be terminated by the City. In addition to termination, the City shall maintain all other rights and remedies provided by law or equity, to which the City may resort cumulatively or in the alternative.

In the event the City shall neglect or fail to perform or observe any of the provisions or conditions contained in this Agreement on its part to be performed or observed within thirty (30) days after written notice of default (or if more than thirty (30) days shall be required because of the nature of the default, if the City shall fail to proceed diligently to cure such default after written notice thereof),

then in that event the City shall be liable to Lessee for any and all damages sustained by Lessee as a result of the City's breach.

B. VOLUNTARY.

- i. BY LESSEE. If Lessee voluntarily terminates this Agreement, any and all improvements/renovations made to the Premises by Lessee shall become the sole property of the City. The City shall not bear any liability for the cost of such improvements/renovations.
- ii. BY CITY. Should the City's needs be such that it is in the best interest of the City to terminate this Agreement, City shall have the right to do so. If the City terminates this Agreement prior to the end of the initial Term, then the following provisions shall apply:

- a. Notice. The City shall provide written notice to the Tenant of its intent to voluntarily terminate the lease, under this section, at least one hundred and eighty (180) days prior to the intended termination date.

- b. Cost Payback. The City agrees to reimburse the Lessee for renovation costs incurred by the Lessee, subject to the depreciation formula as set forth below. Depreciation shall be calculated by dividing the Lessee's total renovation costs by the initial term of this Agreement (25 years), and then multiplying that resulting annual depreciation amount by the number of full years remaining in the term as of the effective date of termination. For purposes of this calculation, only whole years shall be considered; partial years, including months and days, shall be excluded.

Example:

*If Lessee's renovation costs totaled \$1,000,000 and the Agreement was terminated in the year 2032, the calculation would be as follows:*

$$1,000,000 / 25 = 40,000$$

$$40,000 \times 18 = 720,000$$

$$\text{Total Payback Amount} = \$720,000$$

- c. Calculation of Payback Amount. The payback amount shall be calculated based on the original renovation costs, as documented and agreed upon by both parties. The amount shall not include any renovation/construction costs paid for by the City.
- d. Documentation. The Lessee shall provide the City with all relevant documentation, including receipts, invoices, and proof of payment for renovation costs within thirty (30) days of the City's notice of intent to terminate.

7. LEASE EXTENSION. This Agreement may be renewed for one additional term of 25 years upon the mutual consent of both parties. Written notice of intent to renew must be given by the Lessee to the City at least ninety (90) days prior to the expiration date of this Agreement. The City, however, may refrain from approving the additional 25-year term if, at the time, a more advantageous use is realized by the City and it would be in the best interest of the public for safety, economic gain, and overall use of the property to change uses. If an agreement on renewal or on the terms of renewal cannot be reached prior to the termination date of this

lease, then this lease will terminate according to its terms. Any renewal of this lease may be in an addendum form at the option of the City.

8. **INSURANCE**. The City agrees to carry fire and extended coverage insurance on the facility in its own discretion. In the case of loss, the decision to repair, replace, or demolish rests solely with the City.

Lessee agrees to provide at its own expense continuing liability and property damage insurance in a form satisfactory to the City, with limits of at least One Million Dollars (\$1,000,000) each occurrence and Three Million Dollars (\$3,000,000) in the aggregate for both bodily injury and property damage. All such policies shall name the City as Additional Insured and shall contain a provision that the same may not be canceled or changed without giving the City at least thirty (30) days written notice prior to any such change or expiration or cancellation of any such policy. Lessee must provide a Certificate of Insurance to the City within 10 days of occupancy noting the City as Additional Insured. Lessee further agrees to obtain waivers from all participants, including any person using the Premises during hosted events, for any damages or liability incurred due to injury or occurrence at the Premises.

9. **INDEMNIFICATION**. Lessee agrees for itself, its successors and assigns, to defend, indemnify, and hold the City harmless, including its officers, managers, appointed and elected officials, employees, agents, and affiliates from and against all losses, costs, claims, damages, fines, penalties, expenses, including without limitation attorneys' fees, for any and all liabilities incurred as a result of, or arising out of, any act or omission with regard to the use of the Premises regardless of whether said claim or liability is the result of the acts of Lessee or third parties. This indemnity and hold harmless obligation of Lessee shall survive termination of this Agreement.

10. **SIGNS**. No sign, advertisement, notice, or other lettering will be exhibited, inscribed, painted, or affixed by Lessee on any part of the outside of the Premises without the prior written consent of City.

11. **REPAIRS AND MAINTENANCE**. Lessee shall keep and maintain the Premises in compliance with all legal requirements and all appurtenances in good order and repair, and shall allow no nuisance to exist or be maintained on the Premises. The following shall be kept in good working order and repair, normal wear and tear expected, by either the City or Lessee as follows:

ITEM/FACILITY/SYSTEM	RESPONSIBILITY OF
Heating System	City
Air Conditioning System	City
Electrical System/Fixtures	City
Plumbing System	City
Parking Area	City
Driveway	City
Exterior Walkways	City
Building Exteriors	City
Exterior Windows	City
Terrace/Patio	City
Smoke Detectors	City
Restrooms	City
Interior Hallways	City

Lobby	City
Trash Facilities	City
Landscaping	City
Roof	City
Security Alarm	City
Kitchen Appliances	Lessee

Lessee is responsible for and will pay for all costs of all repairs, maintenance, and upgrades to any item not mentioned above but existing on the Property. The City reserves the right to make any repairs, maintenance, and/or upgrades at the City's discretion. If the repairs, maintenance, and/or upgrades made by the City are necessitated by the Lessee's use of the Premises, Lessee shall reimburse the City for the costs incurred in repairing, maintaining, and/or upgrading the Premises.

Upon receipt of written notice from Lessee, the City shall, within a reasonable time period thereafter, repair all defects in those facilities and systems that are the responsibility of the City to maintain in good working order and repair. If Lessee does not promptly perform its maintenance and repair obligations as set forth above, the City may make such repairs and/or replacements and supply Lessee with an invoice for said repairs and/or replacements. Lessee shall promptly pay the costs of the same within thirty (30) days of receipt of invoice. Lessee waives any further notice of amount due for any repairs or replacement under this Agreement. The City shall not be liable to Lessee for any damage caused by any of the above referenced systems or facilities or by water coming through or around the roof or any door, flashing, skylight, vent, window, or the like in or about the Premises.

12. **SERVICES.** The services set forth below serving the Premises shall be provided at the expense of either the City or Lessee as follows:

SERVICE	RESPONSIBILITY OF
General cleaning/janitorial	City/Lessee
Trash Collection	City
Snow/Ice removal	City
Pest Control	City/Lessee
Restroom supplies	City/Lessee
Light bulbs	City

Lessee shall be responsible for the costs and provision of any service that the City has not expressly agreed to pay for in this Agreement. Lessee agrees to provide services not provided by the city that are necessary to keep the Premises in good order, condition, and repair, normal wear and tear expected. If Lessee does not provide such services, the City may then provide such services and supply Lessee with an invoice for said services. Lessee shall promptly pay the City the costs for such services within thirty (30) days of receipt of invoice. Lessee waives any further notice of amount due for any services under this Agreement.

13. **UTILITIES.** The utilities set forth below serving the Premises shall be paid for by either the City or Lessee as follows:

UTILITY	RESPONSIBILITY OF
Water	City



Electricity	City
Sewer	City
Gas	City

Lessee shall be responsible for the costs of any utility that the City has not expressly agreed to pay for in this Agreement. Lessee must provide proof of payment of final bills for all utilities or services termination slips. The City may, at the City's option, pay utilities and be reimbursed by Lessee on the first of the following month. The City shall not be liable for any interruptions or delays in the provisions of utility services.

#### 14. **NEW CONSTRUCTION / IMPROVEMENTS / RENOVATIONS / MODIFICATIONS**

- A. **CONSTRUCTION OF IMPROVEMENTS / RENOVATIONS.** Lessee agrees to perform and complete the improvements/renovations on the Premises as approved by the City, subject to events and delays due to causes beyond its reasonable control, and Lessee shall have the exclusive right to use the Land on the commencement date to construct and complete the improvements/renovations; provided, however, that the City shall have no responsibility or liability whatsoever for any loss or damage to any of the improvements, fixtures, equipment or any other materials installed or left on the Land during such construction.

Lessee covenants and agrees to construct and complete the improvements/renovations with all due diligence in a good and workmanlike manner, and in accordance with the working drawings and specifications approved by the City. The improvements/renovations shall be constructed in accordance with a project budget provided separately by Lessee to the City and by a general contractor approved by the City. In addition to the other insurance requirements set forth in this Agreement, from the commencement of construction until completion of the improvements/renovations, Lessee shall maintain or cause its contractors to maintain, general liability and other types of insurance satisfactory in form and content to the City and insuring the City and Lessee against all hazards normally insured against in the construction of projects similar to the improvements.

If the Lessee fails to commence construction for any reason other than delay caused by the City or its agents, within 36 months following the execution of this Agreement by all parties, then the City shall have the right to terminate this Agreement after proper written notice to Lessee. Notwithstanding, the timeframe shall be extended by any delay due to unforeseeable causes beyond Lessee's control and without Lessee's fault or negligence, including, but not limited to, acts of God, fires, floods, strikes, unusually severe weather conditions not reasonably anticipatable, and delays caused by the acts or omissions of Lessee's contractors, subcontractors, material or equipment suppliers, architects or engineers.

- B. **OTHER MAJOR MODIFICATIONS.** Lessee must seek prior approval from the City before making any further major modifications or improvements to the Premises. "Major Modifications" include, but are not limited to, construction of improvements on the Premises; modifications to any existing structure; construction of a fence or any similar barrier; and, any other possible modification that serves to change the use of the land in a permanent way. Lessee will be responsible for and pay for all major modifications, unless otherwise agreed to by the City.
- C. **TITLE TO IMPROVEMENTS / RENOVATIONS.** Unless otherwise stipulated, all improvements,

renovations, or alterations erected or made on the Premises shall, upon expiration of this Agreement, belong to the City without compensation to the Lessee.

- D. **NO LIENS ON FEES.** The City's interest in the Premises shall not be subjected to liens of any nature by reason of Lessee's construction, alteration, repair, restoration, replacement or reconstruction of any improvements on the Premises, or by reason of any other act or omission of Lessee (or of any person claiming by, through or under Lessee) including, but not limited to, mechanics' and materialmen's liens. All persons dealing with Lessee are hereby placed on notice that such persons shall not look to the City or to the City's credit or assets for payment or satisfaction of any obligations incurred in connection with the construction, alteration, repair, restoration, replacement or reconstruction thereof by or on behalf of Lessee. Lessee has no power, right, or authority to subject the City's interest in the Premises to any mechanic's or materialmen's lien or claim of lien.
12. **ASSIGNMENT OR SUBLEASE.** Lessee shall not assign or transfer this Lease or any interest therein, nor sublet the whole or any part of the Premises, nor grant an option for assignment, transfer or sublease for the whole or any part of the Premises, nor shall this Lease or any interest thereunder be assignable or transferable by operation of law, or by any process or proceeding of any court or otherwise.
13. **LAWS AND REGULATIONS.** In using the Premises, Lessee will comply with all applicable laws, ordinances, and regulations from any and all authorities having jurisdiction.
14. **SURRENDER OF THE PREMISES.** Upon expiration of this Agreement, Lessee shall quit and surrender the Premises to the City without delay, and in good order, condition and repair, ordinary wear and tear expected. Such surrender of the Premises shall be accomplished without the necessity for any payment by the City. Upon such event, title to any improvements shall automatically vest in the City without the execution of any further instrument; provided, however, Lessee agrees, upon either such event, to execute such appropriate documentation as may be reasonably requested by the City to transfer title to the improvements to the City.
15. **NO PARTNERSHIP OR JOINT VENTURE.** The relationship of the parties is not intended to be nor is it a partnership or joint venture. Neither party is liable to any third party for the acts or omissions of the other party, and nothing in this Agreement is intended to create a representative capacity by either party for the other.
16. **AMENDMENTS.** Except as otherwise provided herein, no modification or a mendment of this Agreement shall be valid or effective unless evidenced by an agreement in writing signed by both parties.
17. **WAIVER.** None of the provisions of this Agreement shall be deemed to have been waived by any act or acquiescence on the part of any party or their agents or employees, and may be waived only by an instrument in writing signed by an authorized representative of the waiving party. No waiver of any provision of this Agreement shall constitute a waiver of any of the provisions or of the same provision on any other occasion.
18. **GOVERNING LAW / VENUE.** This Agreement shall be governed by and construed in accordance with the laws of the State of Tennessee. The parties agree that venue for any legal or other dispute arising under the terms of this Agreement shall lie exclusively in the courts of Wilson County, Tennessee or the United States District Court, for the Middle District of Tennessee.
19. **DISPUTE RESOLUTION.** Prior to either party initiating any legal action against the other party for any breach

or alleged breach of this Agreement, the parties agree that said dispute shall be submitted to non-binding mediation. The costs of such mediation shall be split equally between the City and Lessee.

20. **SEVERABILITY.** The provisions of this Agreement are severable and the invalidity of one or more provisions shall not be deemed to limit or otherwise affect the construction of any other provision.
21. **HEADINGS.** The descriptive headings of this Agreement have been inserted for convenience and shall not be deemed to limit or otherwise affect the construction of any provision of this Agreement.
22. **CONDITION PRECEDENT / BOARD APPROVAL.** This Agreement is contingent upon (1) Lessee obtaining Lessee's Board of Directors for the Mt. Juliet-West Wilson County Senior Citizens Service Center and (2) the City obtaining the City of Mt. Juliet Board of Commissioners approval of: (A) the terms and conditions of this Agreement; (B) the improvements/renovations as set forth in Exhibit A; and (C) the costs and expenses necessary to construct and complete the improvements/renovations. If any approval is not obtained, this Agreement shall automatically terminate and no costs, damages, or liabilities shall be assessed against or carried by either party in connection with such termination.
23. **PRIOR LEASE TERMINATED.** The Parties agree that the Land Lease Agreement, executed on February 14, 2019 and authorized by Resolution 23-2018 of the City of Mt. Juliet, concerning the portion of City owned property located on Clemmons Road is hereby terminated in its entirety. All rights, interests, and privileges granted to the Lessee under said Agreement are likewise terminated. No costs, damages, or liabilities shall be assessed against or carried by the City in connection with such termination.
24. **NOTICES.** Any notice, approval, demand or other communication required or desired to be given pursuant to this Lease shall be in writing and shall be personally served or in lieu of personal service, deposited in the United States mail, postage prepaid, certified or registered mail, return receipt requested, as set forth below:

To City:                    *City of Mt. Juliet*  
                                  *Attention: City Manager*  
                                  *2425 N. Mt. Juliet Road*  
                                  *Mt. Juliet, TN 37122*

To Lessee:                *Mt. Juliet Senior Activity Center*  
                                  *Attention: Executive Director*  
                                  *2034 N. Mt. Juliet Road*  
                                  *Mt. Juliet, TN 37122*

To Lessee after Renovation Completion Date:

*Mt. Juliet Senior Activity Center*  
                                  *Attention: Executive Director*  
                                  *1019 Charlie Daniels Parkway*  
                                  *Mt. Juliet, TN 37122*

25. **ENTIRE AGREEMENT.** This Agreement together with all exhibits expressly incorporated herein by reference and attached hereto shall constitute the whole agreement between the parties. There are no terms, obligations, covenants or conditions other than those contained herein.

IN WITNESS WHEREOF, the parties have entered into the Agreement as of the date first set forth above.

LESSEE: Mt. Juliet West Wilson County Senior  
d/b/a Mt. Juliet Senior Activity Center

BY: \_\_\_\_\_

PRINTED: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

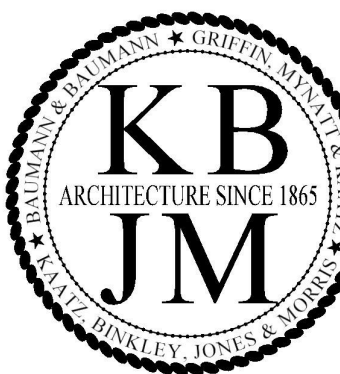
LESSOR: City of Mt. Juliet, Tennessee

BY: \_\_\_\_\_

PRINTED: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_



KAATZ, BINKLEY, JONES &  
MORRIS ARCHITECTS, INC.  
1008 CHARLIE DANIELS PARKWAY, MT. JULIET, TN 37122  
PO BOX 713, MT. JULIET, TN 37121  
PHONE: 615-754-5393 FAX: 615-754-5340

REVISIONS


Author  
Checker  
Approver

COPYRIGHT 2024  
KAATZ, BINKLEY, JONES, & MORRIS  
ARCHITECTS, INC.

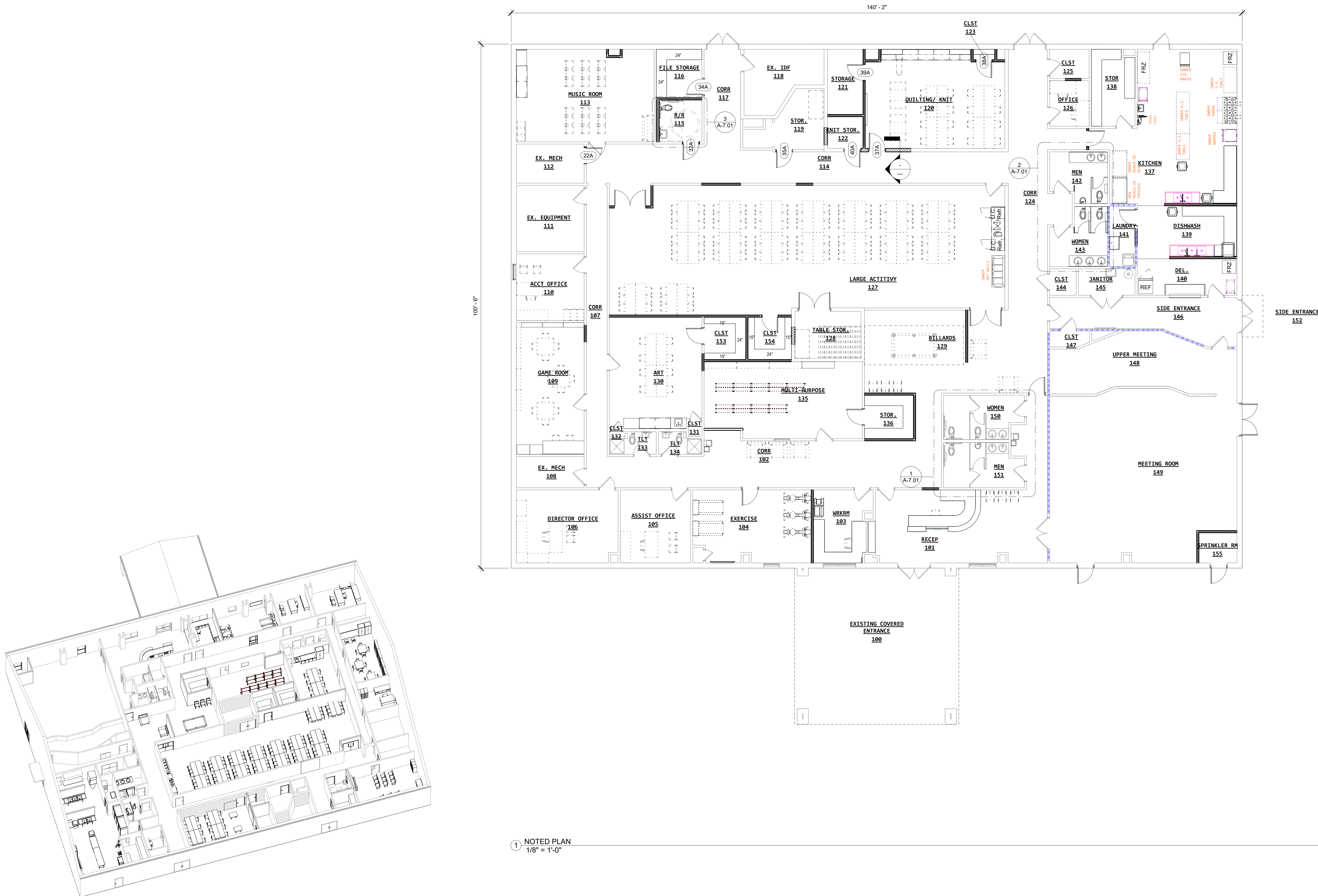
NOTED FLOOR PLAN

Project Number

07/13/23

A-1.01

MT JULIET SENIOR  
ACTIVITY CENTER



1 NOTED PLAN  
1/8" = 1'-0"

2 {3D}

THIS INDIVIDUAL SHEET COMPRISES ONE OF MANY SHEETS ISSUED AS BIDDING AND CONTRACT DOCUMENTS.  
INFORMATION CONTAINED HEREIN MAY NOT BE ALL INCLUSIVE OF INFORMATION NEEDED FOR BIDDING AND/OR  
CONSTRUCTION. REFER TO ENTIRE BIDDING AND CONTRACT DOCUMENTS FOR ASSOCIATED INFORMATION.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1356

**Agenda Date:** 8/21/2025

**Agenda #:** 6.H.

---

**Title:**

\*\*Review the potential sale of the City of Mt. Juliet property, located at 1099 York Rd.





## City of Mt. Juliet, Tennessee

### Community & Market Overview

#### With Focus on the Area Surrounding 1099 York Road

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#### City Overview

Located just 10–15 minutes from Nashville International Airport, Mt. Juliet is one of Tennessee’s fastest-growing cities. Over the past decade, the city has established itself as a hub for commerce, quality of life, and infrastructure development.

Known for its strong community values and modern amenities, Mt. Juliet offers a rare blend of suburban comfort and metropolitan convenience. The city has become a magnet for families, professionals, and businesses seeking a stable, prosperous environment with room to grow.

---

#### Key Community Attributes

- **Strategic Location:** Near I-40 and the Music City Star commuter rail line
  - **Low Tax Environment:** Among the lowest municipal tax rates in Tennessee
  - **New Infrastructure:** City incorporated approximately 50 years ago with continual investment in growth
  - **Commercial Hub:** Home to the largest shopping destination between Nashville and Knoxville
  - **Strong Workforce:** Educated, capable, and employment-ready population
  - **Southern Hospitality:** A welcoming and vibrant community spirit
-

## City Demographics & Economic Indicators

Metric	Value
Population (2024)	40,289
Population Growth (2010–2024)	+16,618 residents
Number of Households	15,171
Average Household Size	2.73
Median Household Income	\$108,066
Per Capita Income	\$52,104
Median Owner-Occupied Home Value	\$423,000
Total Housing Units	16,406

### Educational Attainment:

- 96.7% of residents have a high school diploma or higher
- 49.5% hold a bachelor's degree or higher (well above state and metro averages)

---

### Regional Performance

- Ranked **6th fastest-growing city** in Tennessee (U.S. Census 2020)
- Part of **Wilson County**, which ranks:
  - fastest-growing county in the state (U.S. Census 2024)
  - 2nd highest median household income in Tennessee

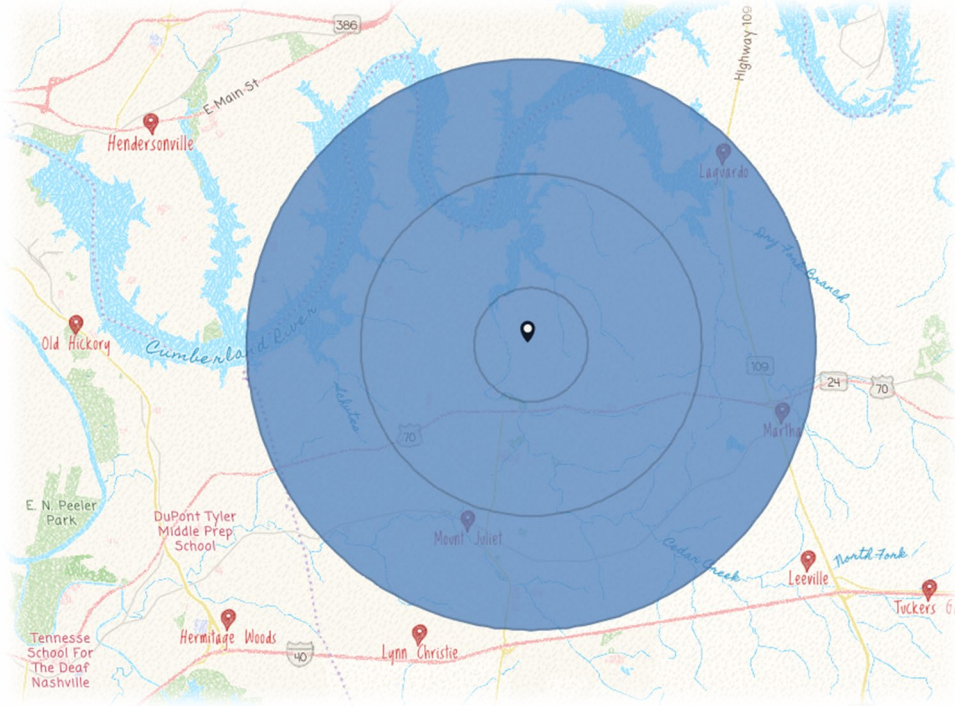




## Subject Property: 1099 York Road, Mt. Juliet, TN

Detailed demographic projections highlight the strong market potential surrounding 1099 York Road:

### Population & Income Growth by Radius



Radius	Year	Avg. Household Income	Total Population
1 Mile	2025	\$119,853	897
	2030	\$135,605	1,228
3 Miles	2025	\$145,509	21,113
	2030	\$159,682	24,905
5 Miles	2025	\$149,587	58,578
	2030	\$161,865	65,496

## Key Observations:

- The area is expected to add **nearly 7,000 people** within a 5-mile radius by 2030.
- Average household income growth is projected to outpace regional and state benchmarks.
- Rising affluence and density suggest increasing demand for retail, services, and housing.

---

## Development Outlook

With strong demographic momentum and growing consumer spending power, the area surrounding 1099 York Road is well-positioned for strategic development. Opportunities include:

- **Retail & Dining** – Demand supported by income growth and household formation
- **Healthcare & Services** – Rapid population increases drive local service needs
- **Residential Expansion** – Ongoing need for quality housing options near Nashville
- **Mixed-Use Projects** – Zoning and market conditions support integrated live-work-play environments in adjacent areas along Lebanon Road.

---

## Summary

Mt. Juliet continues to distinguish itself as a leading city for economic growth and livability in Middle Tennessee. With a highly educated population, rising household incomes, and strong infrastructure, the city is attracting both residents and investment at an accelerated pace.

The York Road corridor, in particular, stands out as a high-opportunity area for forward-looking development. It reflects the broader momentum of the city—dynamic, growing, and full of potential.

**For more information about ECD opportunities with the City of Mt. Juliet:**



**JENNIFER HAMBLÉN, CMC**

*Director of Development Services  
and Economic Development*

📞 615-773-6237

✉ [jhamblen@mtjuliet-tn.gov](mailto:jhamblen@mtjuliet-tn.gov)

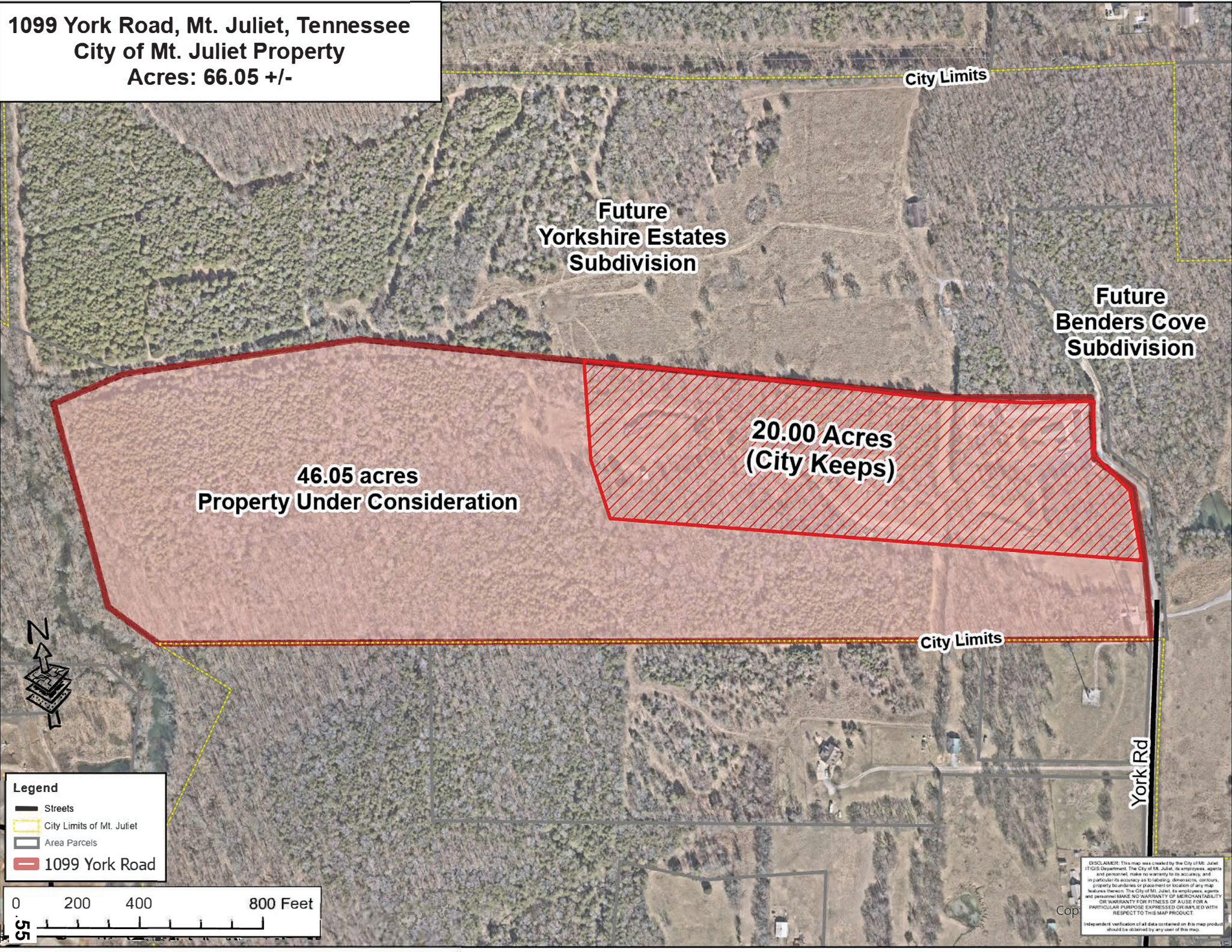
📍 2425 N. Mt. Juliet Rd.

🌐 [mtjuliet-tn.gov](http://mtjuliet-tn.gov)





1099 York Road, Mt. Juliet, Tennessee  
City of Mt. Juliet Property  
Acres: 66.05 +/-



Future  
Yorkshire Estates  
Subdivision

Future  
Benders Cove  
Subdivision

46.05 acres  
Property Under Consideration

20.00 Acres  
(City Keeps)

City Limits

City Limits

York Rd

- Legend**
- Streets
  - City Limits of Mt. Juliet
  - Area Parcels
  - 1099 York Road

0 200 400 800 Feet

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

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

## Staff Report

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**File #:** 1358

**Agenda Date:** 8/21/2025

**Agenda #:** 6.I.

---

**Title:**

\*\*Review the potential sale of the City of Mt. Juliet property, located at 6207 Golden Bear Gtwy.



## City of Mt. Juliet, Tennessee

### Community & Market Overview

#### With Focus on the Area of Golden Bear Gateway Property (Map 077/Parcel 012.02)

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#### City Overview

Located just 10–15 minutes from Nashville International Airport, Mt. Juliet is one of Tennessee’s fastest-growing cities. Over the past decade, the city has established itself as a hub for commerce, quality of life, and infrastructure development.

Known for its strong community values and modern amenities, Mt. Juliet offers a rare blend of suburban comfort and metropolitan convenience. The city has become a magnet for families, professionals, and businesses seeking a stable, prosperous environment with room to grow.

---

#### Key Community Attributes

- **Strategic Location:** Near I-40 and the Music City Star commuter rail line
  - **Low Tax Environment:** Among the lowest municipal tax rates in Tennessee
  - **New Infrastructure:** City incorporated approximately 50 years ago with continual investment in growth
  - **Commercial Hub:** Home to the largest shopping destination between Nashville and Knoxville
  - **Strong Workforce:** Educated, capable, and employment-ready population
  - **Southern Hospitality:** A welcoming and vibrant community spirit
-

## City Demographics & Economic Indicators

Metric	Value
Population (2024)	40,289
Population Growth (2010–2024)	+16,618 residents
Number of Households	15,171
Average Household Size	2.73
Median Household Income	\$108,066
Per Capita Income	\$52,104
Median Owner-Occupied Home Value	\$423,000
Total Housing Units	16,406

### Educational Attainment:

- 96.7% of residents have a high school diploma or higher
- 49.5% hold a bachelor's degree or higher (well above state and metro averages)

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### Regional Performance

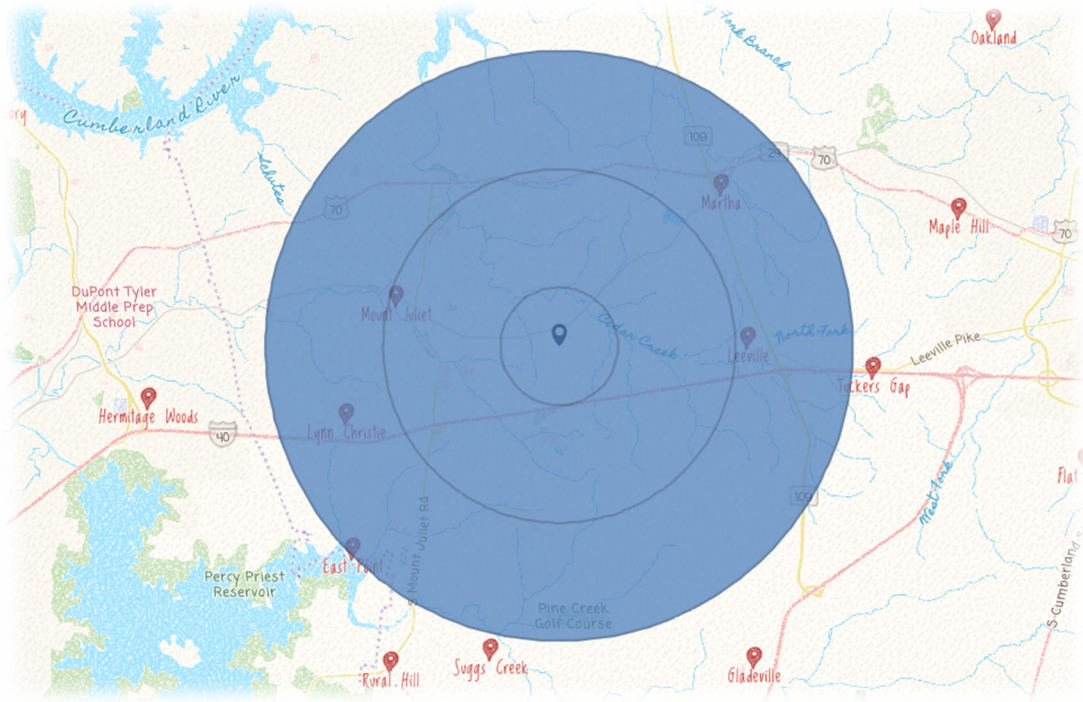
- Ranked **6th fastest-growing city** in Tennessee (U.S. Census 2020)
- Part of **Wilson County**, which ranks:
  - fastest-growing county in the state (U.S. Census 2024)
  - 2nd highest median household income in Tennessee



# Subject Property: Golden Bear Gtwy., Mt. Juliet, TN

Detailed demographic projections highlight the strong market potential surrounding city property on Golden Bear Gateway:

Population & Income Growth by Radius



Radius	Year	Avg. Household Income	Total Population
1 Mile	2025	\$96,793	153
	2030	\$105,052	176
3 Miles	2025	\$134,849	28,828
	2030	\$144,156	33,626
5 Miles	2025	\$143,222	61,820
	2030	\$152,799	72,432

## Key Observations:

- The area is expected to add **nearly 9,500 people** within a 5-mile radius by 2030.
- Average household income growth is projected to outpace regional and state benchmarks.
- Golden Bear Gateway corridor continues to rapidly expand with commercial, residential and industrial projects.

---

## Development Outlook

With strong demographic momentum and growing consumer spending power, the area surrounding Golden Bear Gateway is well-positioned for strategic development.

Opportunities include:

- **Retail & Dining** – Demand supported by income growth and interstate travel.
- **Healthcare & Services** – Rapid population increases drive local service needs
- **Residential Expansion** – Ongoing need for quality housing options near Nashville
- **Mixed-Use Projects** – Zoning and market conditions support commercial, mixed-use and residential uses along the Golden Bear Gateway corridor.

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## Summary

Mt. Juliet continues to distinguish itself as a leading city for economic growth and livability in Middle Tennessee. With a highly educated population, rising household incomes, and strong infrastructure, the city is attracting both residents and investment at an accelerated pace.

The York Road corridor, in particular, stands out as a high-opportunity area for forward-looking development. It reflects the broader momentum of the city—dynamic, growing, and full of potential.

**For more information about ECD opportunities with the City of Mt. Juliet:**



### JENNIFER HAMBLÉN, CMC

*Director of Development Services  
and Economic Development*

📞 615-773-6237

✉ [jhamblen@mtjuliet-tn.gov](mailto:jhamblen@mtjuliet-tn.gov)

📍 2425 N. Mt. Juliet Rd.

🌐 [mtjuliet-tn.gov](http://mtjuliet-tn.gov)





**Golden Bear Gateway, Mt. Juliet, Tennessee**  
**City of Mt. Juliet Property**  
**Acres: 5.16 +/-**



**5.16 acres**  
**Subject Property**

**GOLDEN BEAR GTWY**

**GOLDEN BEAR GTWY**

**Amazon**

**Legend**

- Streets
- City Limits of Mt. Juliet
- Area Parcels
- City Property

0 25 50 100 Feet

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





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1355

**Agenda Date:** 8/21/2025

**Agenda #:** 6.J.

---

**Title:**

Review the Site Plan for the City of Mt. Juliet Public Works Equipment and Salt Shed, located at 510 Clemmons Rd.



## MEMORANDUM

**Date:** August 21, 2025

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

**From:** Matthew White, PE  
Director of Public Works

**Re:** Review the site plan for the proposed salt storage  
and equipment storage buildings at 510 Clemmons  
Road

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**OVERVIEW:** The City of Mt. Juliet plans to construct a new salt storage and equipment storage building to support the city's growth and ability to serve the citizens of Mt. Juliet. The salt storage building will be 40' X 100' and the building material will match the existing salt storage building that exists adjacent to the proposed one, which has grey metal siding with a white metal roof. The equipment storage building will be 50' X 80' and the building material will match the existing salt storage building that exists adjacent to the proposed one, which has grey metal siding with a white metal roof. The property will be surrounded by fencing. The fence along the front of the property will be a black aluminum picket fence. The fence along the northern property line will be a 8-foot tall trex fence with stone columns spaced every 80 feet.

**BACKGROUND & ANALYSIS:** The City purchased this 10-acre property approximately two years ago for the Public Works Department's use. After the purchase, the 10-acre property was consolidated with the Public Works' existing property to the south, which contains the City's mechanic garage, existing salt storage building, and other equipment storage buildings. The proposed new salt storage building will allow the city to triple its salt supply. This increase in capacity is necessary because of the City's growth and the additional city streets that the Public Works department treats during winter storm events. Two years ago, the City nearly ran out of salt, which led to the decision to purchase the additional property and to increase the salt storage capacity. The equipment storage building will allow the storage of equipment and a reserve fire truck that requires storing in a temperature-controlled facility.

**RECOMMENDATION:** Staff recommends approval of this site plan.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1351

**Agenda Date:** 8/21/2025

**Agenda #:** 6.K.

---

**Title:**

Review the Site Plan Modification for Boho Beauty, located at 330 W. Division St.



## MEMORANDUM

**Date:** August 21, 2025

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

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

**Re:** Boho Beauty  
Site Plan Modification  
Map – 072I  
Parcel(s) – 2.00

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**Request:** Heritage Civil, on behalf of their client, Suites by Boho LLC., are requesting approval for a site plan modification for Boho Beauty, located at 330 W. Division Street. This is in District 1.

**History/Overview:** The site plan for Boho Beauty was previously approved by the Planning Commission on May 15<sup>th</sup>, 2025. This property is located at 330 W. Division Street, on the corner of 4<sup>th</sup> Avenue and W. Division Street, and is directly adjacent to their current location at 258 W. Division Street. The property is zoned CTC, commercial town center. The lot is approximately 0.91 acres (39,728 square feet) in area.

**Summary:** This site plan modification is to remove the original waiver request for the omission of the sidewalk along 4<sup>th</sup> Avenue. The owner has requested to place the 6' sidewalk along the 4<sup>th</sup> Avenue Road frontage, that will be a continuation from the sidewalk, running parallel along West Division Street. This site plan originally received Planning Commission approval on May 15<sup>th</sup>, 2025, where the waiver request was granted and sidewalk was not required in this area. The sidewalk will now be installed, and this site plan now reflects that change. All the prior conditions from the original site plan approval will apply and are noted below.

**Recommendation:** Staff recommends approval of the site plan modification for the Boho Beauty salon, subject to the conditions of the original May 15<sup>th</sup> approval below:

**Planning and Zoning:**

1. All requirements of 6-103.7 shall be adhered to.
2. All brick shall be clay, baked and individually laid.
3. Provide a decorative trash can and wave style bike rack at the front of the building. Location is provided however details have not been provided as to the style/design.
4. Relocate the dumpster to the Northeast corner of the parking lot, adjacent to 4<sup>th</sup> Avenue, due to the accessibility and safety because of the location and proximity of the one way drive aisle. Add landscape screening on the North and East sides fronting 4<sup>th</sup> Avenue.

5. Landscape plans shall be approved before submitting construction drawings to Public Works.
6. Add heavier screening via plantings around the detention pond fronting 4<sup>th</sup> Avenue and West Division Street.
7. Signage shall be reviewed via a separate application to the Planning Department. No variance is requested for any additional signage.
8. Reduce overall parking stalls, as staff does not support this much excess parking. Only 24 spaces are required, however double the amount of parking at 48 spaces is being proposed.

Engineering:

1. Construction-related activities are not allowed to park/stage at Eagle Park.
2. Coordinate with the railroad (if applicable) since proposed work is near their ROW.
3. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
4. If wet ponds are used, aeration shall be provided.
5. Stormwater: Rule 400-10-.04 need at construction plans, 100-year storm for detention.
6. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
7. Do not install EPSC measures in existing landscaping being preserved as a buffer.
8. Note plans to use pervious pavers as the use of pervious pavement will not be allowed.
9. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
10. Staff recommends the 4<sup>th</sup> Avenue exit have no turn restrictions.
11. DO NOT ENTER signs shall be installed facing 4<sup>th</sup> Avenue.
12. The applicant has agreed to provide a 6' sidewalk along the 4<sup>th</sup> Ave. property frontage. In addition, curb and gutter with a 2' grass strip is required.
13. The crosswalk across the W. Division St entrance shall at least match the width of the shared use path.

WWUD:

1. The WWUD has no comments.

Wilson County Schools

1. No Comments Received



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1345

**Agenda Date:** 8/21/2025

**Agenda #:** 6.L.

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**Title:**

Review the Final Plat for the Mt. Juliet Church of Christ, located at 1940 N. Mt. Juliet Rd.



## MEMORANDUM

**Date:** August 21, 2025

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

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

**Re:** Mt. Juliet Church of Christ Property  
Final Plat  
Map – 073L, Group B  
Parcel(s) – 19.01, 19.02, 20.00, 27.00

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**Request:** WT Smith Land Surveying requests final plat approval for Mt. Juliet Church of Christ regarding property on N. Mt. Juliet Road in district 2. The three lot plat will consolidate two lots into one, dedicate 1.39 acres for the City's greenway and abandon a portion of the 2<sup>nd</sup> Avenue South right-of-way.

**History/Analysis:** This property is located west of NMJR and around 2<sup>nd</sup> Avenue South and includes approximately 12.90 acres total. The zoning is CTC. It is developed and includes church facilities and associated parking.

The request is to combine two parcels (27.00 & 19.01) into a single parcel (lot 1). Also, part of this plat is lot 2, already existent but included for the purpose of dedicating a public access area for the City's greenway.

The plat will also abandon a portion of 2<sup>nd</sup> Ave. S. right-of-way. The right-of-way extends from the existing terminus of 2<sup>nd</sup> Ave. S., east to meet with N. Mt. Juliet Road. This r-o-w is under the churches existing parking lot and is not improved or serving the City at this time.

The existing parsonage on parcel 20.00 (130 2<sup>nd</sup> Ave. S.) violates building setbacks and will be allowed via the non-conforming regulations. Lot 1 will consist of 7.25 acres, lot 2 will include 3.34 acres of area and lot 3 includes 0.92 acres.

**Summary:** The Planning Commission reviewed and approved this plat, in May, 2025. The Board of Commissioners has already approved the plat with the abandonment of right-of-way and the dedication of land to the City for the greenway. The Planning Commission must review the plat again due to the changes resulting from the larger dedication area for the greenway.

**Recommendation:** Staff recommends approval of the final plat for Mt Juliet Church of Christ, subject to the conditions of approval below:



#### Planning and Zoning:

1. No additional comments.

#### Engineering:

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. Label top of back for Stoners Creek.
3. Per TDEC, a 10' no disturbance buffer shall be provided between the top of bank and the potential greenway. Ensure the dedicated ROW meets this requirement.
4. ROW abandonment is subject to review and approval by the Board of Commissioners.
5. Add note that states that all PUDE's outside the public ROW are not the maintenance responsibility of the City of Mt. Juliet.

#### WWUD:

1. Part of the water line shown along 2nd Avenue does not exist as shown.
2. Add the following note: All West Wilson Utility District public water lines have a 20' wide easement 10' each side of the centerline of the water line.
3. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.

#### Wilson County Schools:

1. No Comments Received



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1359

**Agenda Date:** 8/21/2025

**Agenda #:** 6.M.

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**Title:**

Review the Final Plat for 1401 E. Division St.



## MEMORANDUM

**Date:** August 21, 2025

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

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

**Re:** E. Division Consolidation Plat  
Map - 077  
Parcel(s) – 6.01, 6.00, 6.03, 6.02

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**Request:** Kimley Horn, on behalf of their client, is seeking final plat approval for a four lot consolidation and right-of-dedication for property on E. Division in Wilson County.

**Analysis:** This property is in Wilson County, within the City's urban growth boundary and as such it is subject to the City's subdivision regulations. The subject area is wooded and includes several structures which will be removed for the next use. The parcels are zoned as follows:

6.00 – I-1 Wilson Co.  
6.01 – R-1 Wilson Co.  
6.02 – I-1 Wilson Co.  
6.03 – I-1 Wilson Co.

The final plat will consolidate four existing lots and dedicate right-of-way along the entire E. Division frontage. The total r-o-w dedication is 0.20 acres. The consolidated lot will include 11.99 acres. All requirements of the City's subdivision regulations are met.

**Summary:** This final plat consolidates four parcels into a single 11.99 acre parcel and dedicates 0.20 acres of right-of-way along the north side of E. Division Street, between Clemmons Road and Old Lebanon Dirt Road in Wilson County. The applicant has addressed most staff comments, anything outstanding is found in the conditions of approval below.

**Recommendation:** Staff recommends approval of this final plat for property located on E. Division Street in Wilson County, subject to the conditions of approval below:

**Planning and Zoning:**

1. Render the building setbacks on the whole consolidated lot, it is missing along the northwest portion of the lot.

**Engineering:**

1. Prior to the signing and recording of the final plat by the City, the property owner and the City's Public Works department shall agree on the ROW dedication pertaining to the City's East Division Widening project to minimize site impacts when the widening of East Division (construction) commences.

WWUD:

1. There are probably 2 more fire hydrants in front of the project that are not shown.

Wilson County Schools:

1. No Comments Received.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1344

**Agenda Date:** 8/21/2025

**Agenda #:** 7.A.

---

**Title:**

\*\*Review the Roadway and Right-of-Way Annexation, including a Plan of Services, for E Division St around Clemmons Rd.



## MEMORANDUM

**Date:** August 21, 2025

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

**From:** Shane Shamanur, PE  
Director of Engineering

**Re:** Review the Roadway and Right-of-Way  
Annexation: E Division Street

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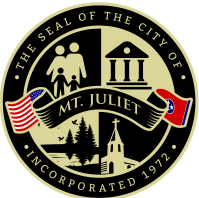
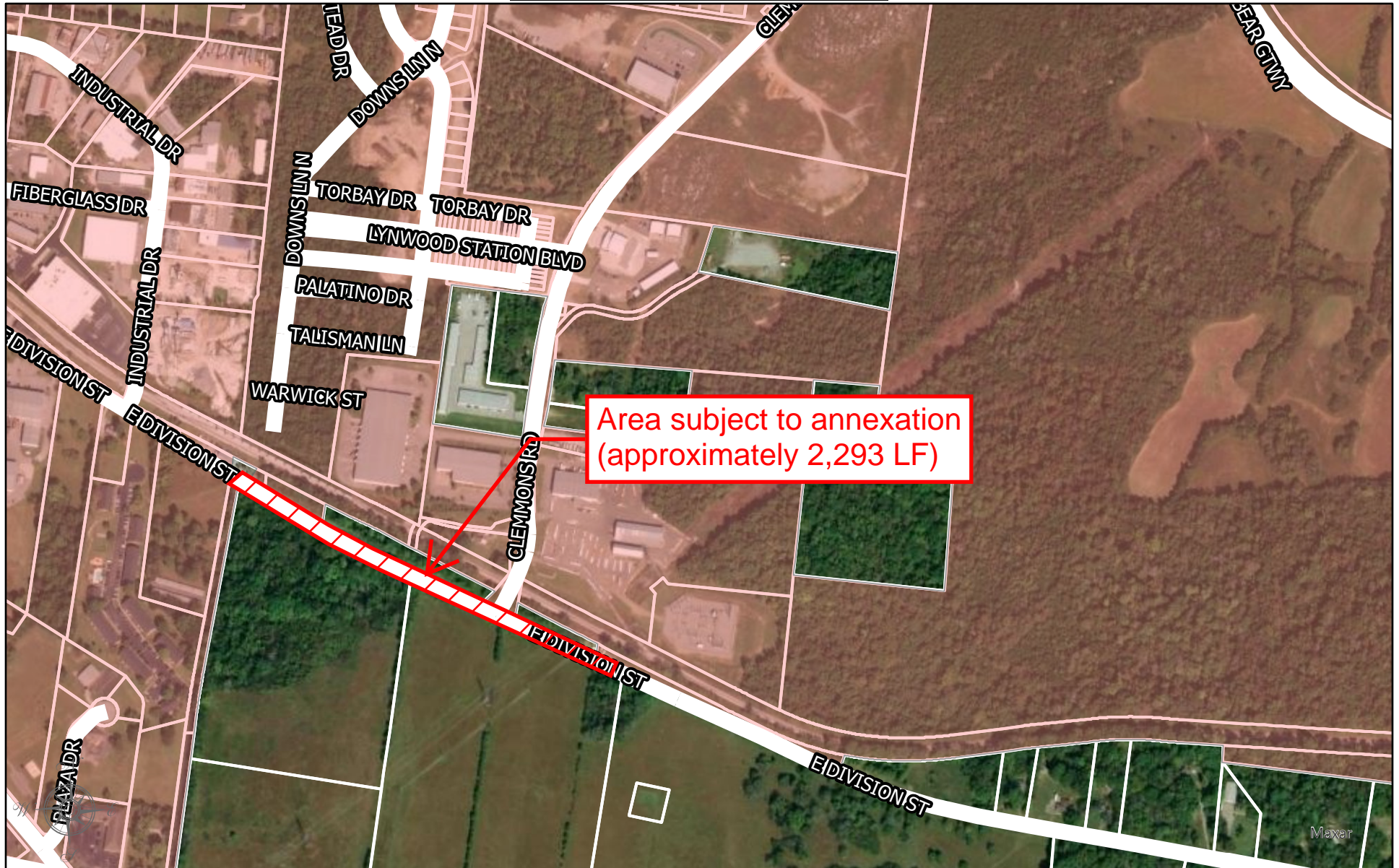
**OVERVIEW:** The subject item is the proposed annexation of roadway and associative right-of-way on E Division Street from the existing city limits at the northwestern property corner of parcel 072 067.00 to a point approximately 2,293 linear feet going east along E. Division Street.

**BACKGROUND & ANALYSIS:** As part of the conditions of approval of the Lynwood Station development placed by the City of Mt. Juliet Board of Commissioners, the developer is required to make improvements to S Greenhill Road. To make these improvements to E Division Street, the City needs to take over ownership of the roadway ROW, so that is the purpose of this request. See the attached exhibit for the requested limits of annexation.

**RECOMMENDATION:** Staff recommends forwarding this item to the Board of Commissioners with a positive recommendation.



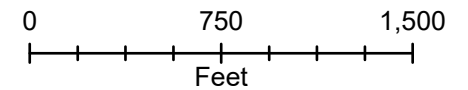
## E Division St Annexation



### CITY OF MT. JULIET, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: July 17, 2025



## **RESOLUTION - 2025**

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE E DIVISION ST ROADWAY AND RIGHT-OF-WAY, LOCATED AROUND CLEMMONS RD, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY:

**WHEREAS**, Tennessee Code Annotated Section 6-51-102 an amended requires 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 E Division St Roadway and Right-of-Way located around Clemmons Rd, 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 PORTION OF E DIVISION ST ROADWAY AND RIGHT-OF-WAY LOCATED AROUND CLEMMONS RD, 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/Emergency Medical Services with 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.

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



## **RESOLUTION - 2025**

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: N/A

### **J. Street Lighting**

## **RESOLUTION - 2025**

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:

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James Maness, Mayor

ATTEST:

---

Sheila S. Lockett, MMC  
City Recorder

APPROVED AS TO FORM:

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Kenny Martin, City Manager

---

Samantha A. Burnett, City Attorney



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1174

**Agenda Date:** 8/21/2025

**Agenda #:** 7.B.

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**Title:**

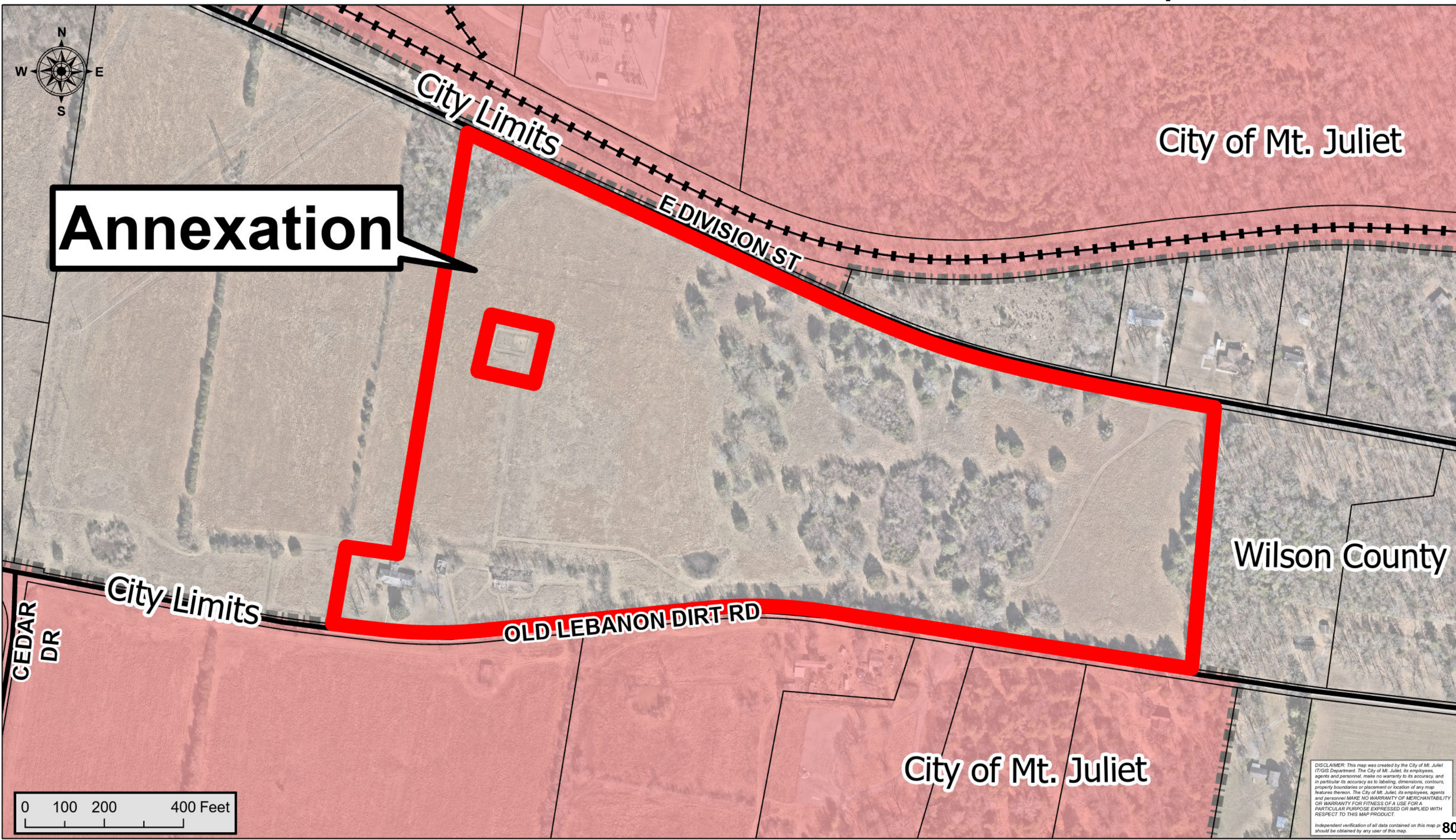
\*\*Review the Annexation, including a Plan of Services, for Courtyards at McFarland, Located at 5025 Old Lebanon Dirt Rd.





# Exhibit B - Annexation

**Courtyard At McFarland**  
**5025 Old Lebanon Dirt Road**  
**Map 077, Parcel 001.00**





## RESOLUTION - 2025

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE **COURTYARDS AT MCFARLAND PROPERTY, LOCATED AT 5025 OLD LEBANON DIRT ROAD** MAP 077 PARCELS 001.00, 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 Courtyards at McFarland located at 5025 Old Lebanon Dirt Road, In Wilson County, Tennessee, as described herein;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE THAT THE PROPERTY LOCATED AT 5025 OLD LEBANON DIRT ROAD, IN WILSON COUNTY, TENNESSEE IS ADOPTED.**

### **A. Police:**

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

### **B. Fire:**

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

### **C. Water:**

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

### **D. Sanitary Sewers:**

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

## **RESOLUTION - 2025**

### **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: RM8 & RS-40

## **RESOLUTION - 2025**

### **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:

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James Maness, Mayor

ATTEST:

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Sheila S. Lockett, MMC  
City Recorder

APPROVED AS TO FORM:

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Kenny Martin, City Manager

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Samantha Burnett, City Attorney



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1175

**Agenda Date:** 8/21/2025

**Agenda #:** 7.C.

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**Title:**

\*\*Review the Preliminary Master Development Plan PUD with a rezone from R-1 to RM-8 PUD & RS-40 PUD for Courtyards at McFarland, Located at 5025 Old Lebanon Dirt Rd.





## MEMORANDUM

**Date:** August 21, 2025

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

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

**Re:** Courtyards at McFarland  
Annexation, Plan of Services, Rezone, and Preliminary  
Master Development Plan PUD  
Map - 077  
Parcel(s) – 1.00

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**Request:** Ragan Smith, on behalf of their client, Epcon Communities, is seeking an annexation, plan of services, rezone and a preliminary master development plan PUD approval for a multi-family age-restricted development, the Courtyard at McFarland. The proposed development site is located at 5025 Old Lebanon Dirt Rd. and located in District 3.

**History:** *This is a resubmittal of the prior plan submitted in April. The difference is the land use plan amendment received a negative recommendation at Planning Commission; however, it was brought before the Board of Commissioners where it passed first reading. This submittal is to allow the Planning Commission to provide a recommendation on the annexation, pmdp and rezone. This plan has been resubmitted on several occasions with various iterations. The plan was originally submitted as a commercial mixed-use PUD, which coincided with the future land use plan, and included the required 25% commercial, with an original density of 3.35 upa, along with 10 acres (27%) of open space. Later iterations included a park in lieu of commercial development. The park area is no longer included in the PUD boundary, though it is shown on these plans.*

**Overview:** This most recent proposal is detailed throughout this report and has removed the 25% commercial portion as required for a mixed use PUD and now proposes a multi-family residential only PUD with a base zoning of RM-8. The land for area 2 (7.09 acres, park area) is not located within the PUD boundary anymore.

The subject property consists of approximately 29.91 acres, on the eastern portion of Old Lebanon Dirt Road. The subject property is currently in Wilson County and is zoned R-1 and therefore will require an annexation and rezoning. The zoning requested is RM-8 (multi-family). The land use plan identifies the area as mixed use and land use amendment to multi family is already underway. The current iteration of the PUD is 29.91 acres of which 8.76 acres (29.28%) is shown as open space and includes 0.5 acres of an onsite cemetery that will be maintained by the HOA.

The current proposed density of the site is 4.17 dwelling upa and a total residential unit count of 125 units on 29.91 acres. This includes 9 front-loaded single-family homes, 37 alley loaded single

family homes, and 79 alley loaded townhomes. The estimated population at build out will be 213 residents.

The City's land use plan currently identifies the property as mixed use and the applicant is requesting a land use plan amendment for multi-family. This request does not align with the future land use map therefore a land use amendment is required and currently underway. A summary of the request is provided below:

<i><b>REQUEST</b></i>	<i><b>Land Use Map</b></i>	<i><b>Requested Classification</b></i>	<i><b>Current Zoning</b></i>	<i><b>Requested Zoning</b></i>
<i>Annexation, POS &amp; PMDP-PUD, Rezone</i>	<i>Mixed Use</i>	<i>Multi-Family</i>	<i>Wilson County R-1</i>	<i>RM-8 &amp; RS-40</i>

**Future Land Use:** There is a request to change the future land use from mixed use to multi-family and parks and rec. The requested classifications do not match the future land use plan designation. The Planning Commission has already provided a negative recommendation to the Board of Commissioners for this land use amendment.

**Zoning:** The zoning is R-1 in Wilson County. The applicant is seeking RM-8 for multi-family residential on 29.92 acres. The 7.09 acre park area will default to RS-40 zoning should it be annexed. The 7.09 acre park area is not included in the PUD overlay.

**Annexation/Urban Growth Boundary:** The subject property is within the City's urban growth boundary.

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

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

- 1. is not 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.*

**Preliminary Master Development Plan:**

Overview: The subject site is located on the north side of Old Lebanon Dirt Road, east of NMJR and is presently undeveloped farmland. The proposal includes one parcel, of which is to include 125 proposed age-restricted residential units, consisting of 46 single family residential units, and 79 townhome units. The development timeline shows construction to begin July 2026, with anticipated completion by February 2028. This development is proposed for 29.91 acres. There will be 2.34 acres for ROW dedication for the future road widening. This project will include 8.76 acres (including 0.50 acre cemetery) of open space.

5-103, Bulk Standards: The total number of residential units is 125. The overall residential density is 4.17 units per acre, with an estimated population at buildout of 213. The maximum density allowed for RM-8 zoning is 7.9 upa. The minimum lot area proposed is 2,975 sf for townhomes and 5,400 sf for single family lots. The average lot size is 4,547sf. There are no average lot area requirements for age-restricted PUDS, but RM-8 zoning requires a minimum lot size of 5,000sf. Waivers to the bulk standards are detailed below. To be noted, the intent of the residential units is to have shared courtyards open to all residents, with passive backyards.

Summary of the proposed residential uses with a total number of 125 units:

Front loaded single family: 9 units  
 Alley loaded single family: 37 units  
 Alley loaded townhomes: 79 units

**5-104.3a - Required Setbacks per RM-8 standards:**

Front: 20'  
 Side: 8'  
 Rear: 20'

Proposed Setbacks for RM-8 (waiver request to be included):

Front loaded Single fam.:	Alley Loaded Single Fam.:	Alley Loaded Townhomes:
Front: 30' min	Front: 10' min	Front: 10' min
Side: 5'	Side: 5' min	Side: 0' min
Rear: 17'	Rear: 17' min	Rear: 5' min
		Building Separation: 20' min

**5-104.3.a – Required Lot width per RM-8 standards:**

Min. Lot width required 100'.

Proposed lot width (waiver request to be included):

Single Family:	Townhome:
53' at Building Setback	32' at Building Setback

**5-104.3.a – Required Lot area per RM-8 standards:**

Min. lot area required per base RM-8 zone – 10,000 sf minimum and 15,000 sf average – NOT APPLICABLE TO AGE-RESTRICTED – 5,000 sf required by RM-8 zoning.

Proposed lot area (waiver request to be included):

Single Family:	Townhome:
5,400 sf	2,975 sf

**9-103.2 Required Parking:**

One and two family detached require: (2) spaces per dwelling unit – **92 required**

Multi-family require: (1 ½) spaces for one bedroom, (2) spaces for two or more bedrooms. – **158 required**

**Total Required: 250 spaces**

Proposed parking (447 spaces combined)

Garage: 250 spaces (2 per unit)

On Street: 171 spaces

Amenity: 26 spaces

*(HOA restrictions will not allow driveway parking)*

Open Space/Amenities: The applicant has shown 8.76 acres (29.28% of residential RM-8 lot) as open space. The scope of open space improvements includes a 2,000 sf amenity building, pool, pickleball court, walking trails and an HOA maintained cemetery.

Pedestrian/Vehicle Connections: Vehicular connections are provided via an access point (Road A) to the North on E. Division Street, two access points along Old Lebanon Dirt Road. Pedestrian connections are shown on this PMDP and further refinement will occur at FMDP plan review. Bicycle parking is provided per code requirements. Wheel stops are not shown and are not allowed. Further parking review and refinement will occur upon subsequent submittals.

5-104.1 and 4-114 (Sub-regs) Development Standards for Multi-Family Development: Approximately 8.76 acres or 29.28% of the site is devoted to passive open space. Improvements are to include a minimum 2,000 sf clubhouse, pickleball courts, minimum 800 sf pool, and walking paths. At least 10% improved open space shall be maintained.

Several waivers, listed below, are sought from the requirements of this section of code. All applicable regulations which do not receive a waiver will apply at final master development plan/site plan submittal, including those found in zoning regulations section 5-104 and subdivision regulations section 4-114.

A design waiver has been requested, as shown below, in regard to the elevations for all residential facades, to include a minimum of 65% brick/stone and up to 35 % per side of hardie/fiber cement, stucco or other cementitious material. The current regulations require 100% brick or stone. A waiver has also been requested for the amenity center/clubhouse for a minimum of 75% brick/stone with up to 25% hardie/fiber cement, stucco or other cementitious material. No metal or vinyl is allowed on any façade. All other amenity structures are show to comply with the 100% brick/stone elevation requirements.

Landscaping: The site will require landscape buffers. Enhanced landscape has been requested along E. Division and Old Lebanon Dirt Road. Notes provided indicate the buffers will be in open space and be the responsibility of the HOA. Notes are provided which indicate as many trees as possible will be saved, and a tree preservation plan will be requested. A full landscape plan will be required at FMDP/site plan submittal and reviewed for code compliance at that time.

Other: All wet retention ponds shall include lighted fountains and include perimeter landscaping. The mail kiosk notes show it will be covered and lit. Notes and details indicate fencing will be low maintenance and decorative and will be the responsibility of the HOA. Site lighting will be reviewed at site plan submittal. Staff requests additional details, such as bike rack, decorative trash receptacles, and dumpster location for the amenity center to be provided at site plan/FMDP submittal.

Waivers - the following are requested:

1. 5-103.a – Bulk regulations for RM 8 zoning. A waiver is requested to reduce the minimum lot area, lot width and yard requirements for the residential homes and townhomes within the development to those shown on the site data table. The request is due to the shared side courtyards of the home, the inclusion of the attached townhome products. The desire to create a pedestrian friendly streetscape, and intention to reduce driveway lengths to not allow parking.

a. Minimum lot area requirement: 5,000 sf.

Minimum lot area provided:

Townhomes 2,975 sf., Single Family 5,400 sf. with average lot area of entire development at 4,547 sf.

(8-207.3.4) – *Average lot size minimums do not apply to active adult/senior lifestyle 55+ communities.*) **Waiver not required for average lot size but STAFF SUPPORTS less than 5,000sf lot area DUE TO AGE RESTRICTED DEVELOPMENT**

b. Minimum lot width required: 100'

Minimum lot width provided: Townhomes, 32' and Single Family 53' at building setback. **STAFF SUPPORTS DUE TO AGE RESTRICTED DEVELOPMENT.**

c. Minimum setbacks for RM-8 base zoning: 30' Front, 10' Side and 20' Rear

Minimum setbacks provided:

Front loaded single family- 30' front, 5' side, 17' rear

Alley loaded single family- 10' front, 5' side, 17' rear

Alley loaded townhomes- 10' front, 0' side, 5 rear with 20' building separation.

**STAFF SUPPORTS, EXCEPT 5' SETBACKS FOR FRONT AND ALLEY LOADED. PROVIDE 7' IN LIEU.**

2. A waiver is requested to the standard roadway cross sections outlined in the subdivision regulations roadway dimensions. Dimensions on plans to be confirmed at FMDP submittal.

a. Public road "C" - (5' walk, 5' grass strip, 2.5' curb and gutter, 12' lanes, 0.5' clear behind walk within ROW) 50' ROW

b. Public road "B" - (7' walk, 8' parallel parking zone or 5.5' grass strip with 2.5' curb and gutter at islands, 12' lanes) 50' ROW. 0.5' clear behind walk within ROW.

c. Private alleys (0.5' post curb, 11' lanes)

d. Private one-way drives (0.5' post curb, 8' parking zone, 15' lane)

e. 6.5' sidewalk on one side (7' walking surface inclusive of curb)

**PUBLIC WORKS TO DETERMINE.**

3. A waiver is requested to allow driveways on Road "A" (access street).

**PUBLIC WORKS TO DETERMINE.**

4. A waiver is requested to the residential supplemental regulations on architecture for all residential facades and the clubhouse. Minimum of 65% would be required to be brick/stone and up to 35% per side may be hardie/fiber cement, stucco or other cementitious material for the residential structures. A minimum of 75% brick/stone would be required on the clubhouse with up to 25% hardie/fiber cement, stucco or other cementitious material. Vinyl or metal siding is not permitted on any façade. The recreation structures are intended to comply with the 100% brick/stone regulations. **STAFF SUPPORTS PROVIDED THE FOLLOWING:**

- a. No two house plans and elevations shall be situated and built next to one another,
- b. No two house plans and elevations shall be situated and built across the street from one another.
- c. High visibility lots shall have 100% brick/stone.
- d. High visibility lots shall not have blank end facing the street side and shall
- e. include architectural features such as optional window packages and or fireplaces.
- f. The use of vinyl shall be prohibited.
- g. Garage doors shall be carriage style.
- h. Identify secondary material.

5. A waiver is requested to the residential supplemental regulations on architecture to allow front loaded garages without a 2' column between garage doors due to the aging demographic of this neighborhood and potential decreased motor skills/vision quality.

**STAFF SUPPORTS DUE TO AGE RESTRICTED DEVELOPMENT.**

6. A waiver is requested to allow private streets. These private streets provide front door parking for the alley loaded units that front Old Lebanon Dirt Road and Division Street.

**PUBLIC WORKS TO DETERMINE.**

**Summary:** This development will add 125 age restricted residential units (Estimated population of 213) between E. Division Street and Old Lebanon Dirt Road, east of NMJR. A land use amendment received a negative recommendation at Planning Commission but was passed by the Board of Commissioners and approved at first read. This resubmittal to the Planning Commission is for a recommendation on the annexation, rezone, pmdp and waiver requests.

**Recommendation:** Should the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of services, and the preliminary master development plan PUD rezone for the Courtyard at McFarland on Old Lebanon Dirt Road, please include the following conditions:

**Planning and Zoning:**

1. Consider renaming the development as this could cause confusion with the immediate development to the South, McFarland Farms, for Emergency Services.
2. The amenities center building shall be approved via a separate site plan application to the Planning Department. Amenities shall be completed by 75<sup>th</sup> certificate of occupancy.

3. All requirements of the City's subdivision regulations shall be adhered to, except any waivers approved.
4. All bulk standards 5-103a shall be adhered to except any waivers approved.
5. The 5-104.1 multi-family residential zoning regulations shall be adhered to, except any waivers and variances approved.
6. All requirements of 4-114 A shall be adhered to, except any waivers approved.
7. All wall mounted utility equipment shall be painted to match the façade it is attached to.
8. Screen residential HVAC units with landscaping and specify their location on the final master development plan submittal.
9. All building mounted exterior lighting fixtures shall be decorative.
10. Mail kiosks shall be covered, include designated parking and be well lit. Mail retrieval areas shall not count towards improved open space.
11. Brick shall be clay, baked and individually laid.
12. Stone shall be individually laid.
13. Provide a phasing plan, the cover sheet indicates there is one but there is not.
14. Provide decorative street lighting throughout per code requirements, including at all entrances. Also, provide a streetlight typical at final master development plan. Maintenance and fees shall be the responsibility of the HOA.
15. Ensure light bleed from the amenity center and external activities do not negatively impact the residential lots nearby. Provide full photometric plan at FMDP submittal.
16. All amenities shall be completed by the issuance of the 75th Certificate of Occupancy.
17. Provide farm style fencing along both the Old Lebanon Dirt Road, and East Division property lines to enhance the streetscape. Fencing shall be constructed of decorative, low maintenance materials.
18. Provide perimeter landscaping around all retention/detention ponds.
19. Provide a lighted fountain for the wet pond.
20. Preserve as many trees as possible, especially around perimeter. Provide a tree preservation plan with FMDP submittal.
21. Existing trees can be utilized for perimeter buffers, should a tree survey be made and the materials meet the code requirements. Supplemental plantings will likely be required.
22. Provide decorative low maintenance fencing and enhanced landscaping around the perimeter of the cemetery. Provide a note that the cemetery will be maintained by the HOA. Provide details at FMDP submittal.
23. A complete landscape plan will be required at FMDP submittal.
24. Provide formalized elevations to include all materials and percentages at FMDP submittal.
25. Please provide information within the deeds and covenants, keeping this development age restricted in perpetuity.
26. Provide HOA covenants are restrictions for review.
27. Signage to be reviewed via separate application to the Planning Department.
28. Flammable landscape materials shall not be permitted within 3' of any structure.

#### Engineering:

1. The following variances or waivers are being requested:
  - [Sub. 4-103.3] to allow private streets: SUPPORTED
  - [Sub. 4-104.405] to allow stubbing an access street to an adjacent property: SUPPORTED

- [Zoning 5-104.4 (10)] to allow front loading lots on an access street: SUPPORTED only on one side of the street. The current plan shows two additional lots on the other side of the street.
  - [ST-121] Waiver to allow the proposed 54' right-of-way cross section on Road B: SUPPORTED only if the landscaping plans do not include plantings along the back of sidewalk.
  - [Zoning 9-104.3] to reduce the drive aisle width from 15' to 12' adjacent to parallel parking: SUPPORTED.
2. If wet ponds are used, aeration shall be provided.
  3. 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.
  4. All sewer shall be public (minus laterals) and be within a 20' (minimum) easement.
  5. Public sewer will not be allowed in private alleys.
  6. No onsite grinder systems or step systems will be allowed for this development.
  7. In lieu of the required sidewalk within the Division Street ROW, staff requests an 10' private trail within an access easement on the HOA open space along the site.
  8. Internal sidewalks must connect. Sidewalk access must be provided continuously from all residences to the amenities.
  9. Traffic calming devices shall be installed on Road A. The type of devices and location shall be determined at FMDP. All traffic calming devices must comply with ITE guidance.
  10. Staff requests that the open space just south of the ROW dedication on East Division Street be labeled as a PUDA and slope easement in preparation for the City's project of the widening of East Division Street. Continued coordination shall take place as the project progresses.
  11. The intersection of East Division Street and Road A occurs in the County (Wilson County Road Commission)-owned section of road. This development shall provide written approval from the Wilson County Road Commission to access their ROW and provide approved plans from the Wilson County Road Commission for any required off-site improvements at construction plan review.
  12. The entrance to E. Division Street shall not be gated.
  13. A minimum slope of 4:1 or flatter shall be allowed within 15' of E. Division Street.
  14. Choke points or bulb outs shall be provided on the one-way roads between the buildings to provide traffic calming. These shall be spaced like the bulb outs provided on Road B.
  15. The one-way streets shall include curb and gutter on one side with post curb on the other. The road shall slope down to the gutter at a slope on 2%. The sidewalk on the one-way streets shall be 7' wide to allow continuous pedestrian access with vehicle intrusions such as open doors.
  16. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
  17. The on-street bump outs shall not include tall landscaping such as shrubs that may block sight-distance.
  18. A letter from West Wilson Utility District with their approval of the project shall be provided to Engineering prior to the issuance of the Land Disturbance Permit.
  19. All right-of-way cross sections shall include a minimum 0.5' buffer between the back of sidewalk and the right-of-way line.



20. All alleys and one-way streets will be private.
21. No parking shall be provided on the alleys.
22. Sidewalks abutting parking shall be at least 7' wide.
23. All driveways and roads shall comply with TDOT's Highway Systems Access Manual.
24. All pedestrian facilities shall comply with ADA and PROWAG standards.
25. Adequate sight distance shall be provided at all intersections. Sight distance profiles shall be provided at FMDP.
26. Add the date of initial submittal to the revision block and update for all future submittals.
27. EPSC measures shall not be installed in the buffer.
28. The plans shall be stamped by a registered professional engineer prior to the first reading before the Board of Commissioners.

WWUD:

1. Water lines shown are not WWUD's design.
2. Roadway improvements will probably result in water line relocations which are not shown.

Wilson County Schools:

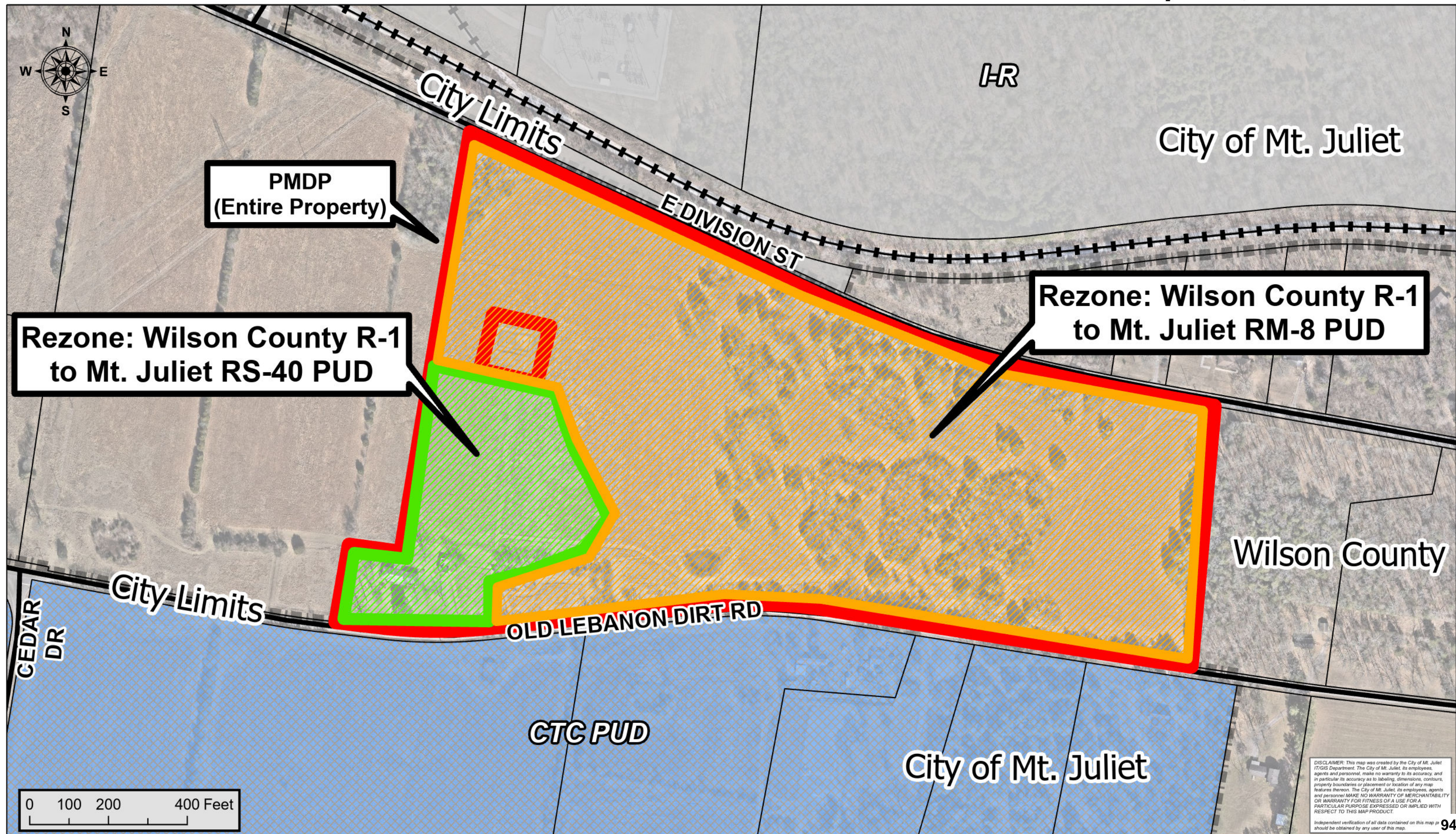
1. No Comments Received.





# Exhibit C - PMDP/PUD & Rezone

**Courtyard At McFarland**  
**5025 Old Lebanon Dirt Road**  
**Map 077, Parcel 001.00**







# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1354

**Agenda Date:** 8/21/2025

**Agenda #:** 8.A.

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**Title:**

Review the Final Master Development Plan/ Site Plan for Broadstone at McFarland Farms Commercial Ph. 1, located at the SW corner of Cedar Dr. and Old Lebanon Dirt Rd.



## MEMORANDUM

**Date:** August 21, 2025

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

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

**Re:** Broadstone McFarland Farms, Ph 1C  
FMDP/Site Plan  
Map – 077  
Parcel(s) – 022.00, 022.01, 022.00 & 023.00

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**Request:** Catalyst Design Group, on behalf of their client, Alliance Residential Company, is requesting final master development plan and site plan approval for Broadstone McFarland Farms, Ph. 1C, a commercial mixed-use PUD, located on Old Lebanon Dirt Rd., in District 3.

**History:** This PUD is located on the south side of OLDR, east of Cedar Drive. The property was annexed, and the land use plan was amended. The Preliminary Master Development Plan was approved in early 2023 (Ordinance 2023-14).

**Overview:** The property is 110.3 acres on the south side of Old Lebanon Dirt Road, east of N. Mt. Juliet Road and the Valley Center. The zoning is CTC PUD. The total number of residential units is 674. The overall residential density is 6.1 units per acre. The estimated population at buildout is 2,225 people. Minimum lot size approved for this development is 5,000 sq ft with an average of 7,568 sq ft. This submittal is for a phase the commercial mixed-use component of the PUD. Under the approved PMDP-PUD ordinance, the commercial portion of the development will include over 35,000 sf (+10%) of commercial space. This first phase as submitted, is two commercial mixed-use buildings of approximately 10.46 acres (455,580 sf), which will incorporate multi-family residential, office, retail and restaurant space.

**Final Master Development Plan:** The final master development plan is in substantial conformance with the previously approved preliminary master development plan. The overall site layout was established with the PMDP and while this FMDP includes changes, the changes do not void compliance with the PMDP. The criteria for substantial compliance is below:

8-203.5 Determination of substantial compliance. The final development plan shall be deemed in substantial compliance with the preliminary development plan provided modifications by the applicant do not involve changes which in aggregate:

1. Violate any provisions of this article;
2. Vary the lot area requirement as submitted in the preliminary plan by more than ten percent;
3. Involve a reduction of more than five percent of the area shown on the preliminary development plan as reserved for common open space;

4. Increase the floor area proposed in the preliminary development plan for nonresidential use by more than two percent; and
5. Increase the total ground area covered by buildings by more than two percent; 6. Involve any land use not specified on the approved preliminary development plan or the alternative list of uses for nonresidential sites.

In any instance wherein a final development plan, including minor changes authorized under the provision of subsection 8-203.10, Minor site modifications to an adopted final planned unit development plan, is found not to meet the test of substantial compliance as set forth herein such plan may only be approved upon adoption of appropriate amendments to the adopted plan.

The FMDP reflects many of the changes requested by staff, Planning Commission and the Board of Commissioners. Mass grading of the property is currently underway.

Site Plan: The site plan, as submitted, is for Phase 1C, will incorporate the two buildings within this phase. Buildings 100 and 200 are both multi-story and will include both the multi-family and commercial uses. Building #100 incorporates both residential, live/work space, club and the leasing office/mail room. The exterior areas of building #100 also host a 1,200 ft pool and 2,300 ft cabana. Building #200 is also a mixed use, with multi-family residential and commercial.

Bulk Standards: The total acreage of the proposed development for Phase 1C is 10.46 acres. The commercial component incorporates 18,000 square feet, which includes 4,800 sf of live/work space, 7,400 sf of retail/restaurant and 5,800 sf of office/co-work space. The multi-family is located within buildings #100 & #200, and is approximately 331,592 sf of living quarters. This area also includes residential amenities, at 7,680 sf, which combined is 1.44 acres of total lot area.

Vehicular Access: The property has frontage along both Cedar Drive and Old Lebanon Dirt Road. Access will be available via both Cedar Drive and Old Lebanon Dirt Road. There will also be additional access points throughout the remainder of this development of McFarland Farms. Decorative street lighting will be provided throughout the entirety of this development.

Streets/sidewalks: The internal sidewalk network is shown within this phase with connections throughout, and with direct pathways to both Cedar Lane and Old Lebanon Dirt Road.

Parking: Parking data indicates 526 spaces of residential, and 26 spaces for commercial as a combined total of 552 spaces required. The applicant is proposing 541 regular parking stalls, and 11 ADA accessible spaces, to meet the 552 minimum parking space requirement. Parking has been determined by the proposed use for each type incorporated within this phase.

6.103.7 Commercial Design Standards: All requirements of 6.103.7 shall be met excepting any variances/waivers as approved by the Board of Commissioners and indicated in the approved variance/waiver listing below. A variance was granted at PMDP to allow for multi-family residential and commercial building exterior facades to include a mix of 40% masonry and up to 60% secondary materials, to include cement lap siding, and board/batten. The proposed height was also approved at this time.

Bollards, poles and posts are painted to match the site palette. Decorative trash receptacles and wave style bike racks are provided throughout the development. The dumpster/trash compactors have been relocated to the rear locations of the lot to provide additional buffering from Cedar Lane.

5.104.1 Residential Design Standards: The multi family structures are included within this phase, and adhere to all requirements of 5.104.1 excepting any variances/waivers as previously approved by the Board of Commissioners and indicated in the approved variance/waiver listing below. A variance was granted at PMDP to allow for multi-family residential and commercial building exterior facades to include a mix of 40% masonry and up to 60% secondary materials, to include cement lap siding, and board/batten.

Landscaping: Landscape plans are under review and comments are coming via separate cover. All comments shall be addressed before construction plans can be submitted. Enhanced landscaping has been requested to be placed throughout the development due to waivers as approved by the Board of Commissioners and indicated in the approved waiver listing below.

Variance/Waivers: There were a number of substantial variances/waivers granted as part of the preliminary master development plan approval. The following is a list of all variances/waivers as granted by the Board of Commissioners, ordinance 2023-14. Some variances/waivers may include phases, and may not be submitted within this phase, however, they may be submitted at a later date with additional phases, and will also be included at that time:

1. The Board of Commissioners granted a variance for the parapet screened rooftop HVAC units for the multi-family buildings allowed.
2. The Board of Commissioners granted a variance to exempt the perimeter fencing between the townhomes and single family homes. (*Not included in this submittal*)
3. The Board of Commissioners granted a variance to allow for the 35' maximum height for multi-family residential building to be revised to 45' max inhabitable, and 55' maximum at the roofline.
4. The Board of Commissioners granted a variance for the minimum side setbacks for single family residential homes to be revised from 10' to 7.5'. (*Not included in this submittal*)
5. The Board of Commissioners granted a variance for the minimum front setback for multifamily residential building to be revised from 30' to 20'.
6. The Board of Commissioners granted a variance 5-104.1, allow for 40% masonry and 60% secondary materials on all multi-family and commercial facades. No vinyl will be used.
7. The Board of Commissioners granted a variance to all single family home exterior facades to be a mix of 70% brick/and 30% secondary materials. No vinyl will be used. (*Not included in this submittal*)
8. The Board of Commissioners granted a variance to allow a beer permit for on premises consumption within 500' of the church.
9. The Board of Commissioners granted a variance to allow the front setback for townhomes along Old Lebanon Dirt Road to be 15', other Townhome setbacks will be 10'. (*Not included in this submittal*)
10. The Board of Commissioners granted a variance to all Roads B and H to have front load garages. (*Not included in this submittal*)

**Summary:** The final master development plan/site plan is in substantial conformance with the preliminary master development plan (ordinance 2023-14). The five (5%) commercial requirement is to be obtained between Phase 1 and 2. As approved by the PMDP-PUD, there is 35,000 sf (+10%) commercial to be included, and 18,000 sf is being proposed in this phase. However, the proposal of the live/work spaces shown at 4,800 sf cannot be allowed to be counted towards the required commercial square footage. Under the builder's website, live/work spaces are designed for renters to work remotely, and do not provide any type of commercial services for customers to utilize. Therefore these units do not qualify under the commercial requirements, and the 4,800 sf cannot be counted towards the 5% commercial square footage requirements. Phase 2 (*future submittal*) shows approximately 24,000 sf of commercial, which once built out, should fulfill the PMDP-PUD requirements. The FMDP and the site plan reflect many of the changes requested from prior reviews by staff. Other items may be addressed via the conditions of approval below.

**Recommendation:** Staff recommends approval of the final master development plan and the site plan for Broadstone at McFarland Farms, Phase 1C, with inclusion of the conditions below:

**Planning and Zoning:**

1. All conditions of approval for the Preliminary Master Development Plan PUD, via ordinance 2023-14, shall be adhered to.
2. Revise and resubmit the 4,800 sf of live/work space to true commercial space to be utilized by the general public. The utilization of the residential space for remote work of the tenant cannot be counted towards the commercial requirements.
3. 5.104.1 and 4-114 multifamily regulations shall be adhered to, excepting any waivers/variance approved by the Planning Commission and/or Board of Commissioners.
4. 5.103A and 6.103A shall be adhered to, excepting any waivers/variances approved by the Planning Commission and/or Board of Commissioners.
5. All brick shall be clay, baked and individually laid.
6. All hardie plank/board and batten, must be fiber cement
7. Metal and vinyl shall not be permitted as a secondary façade materials.
8. All entrances and exits to the project must be well lit.
9. Wall mounted utility and meter equipment shall be painted to match the building façade upon which it is affixed to.
10. Ground mounted utility equipment shall be screened with brick/stone walls.
11. Poles for parking lot lighting fixtures shall be painted black or a complimentary muted color and located in yards or planting beds and not in parking areas or drive aisles.
12. Provide decorative trash can and bike rack at the front of the buildings.
13. All landscape plan review comments shall be addressed prior to the submission of construction documents.
14. Provide farm style fencing in the enhanced landscaping areas along Cedar Lane.
15. Signage shall be reviewed via a separate application to the Planning Department.
16. Reduce light bleed to zero at the property lines adjacent to residential areas. The light bleed from the amenity areas shall not have a detrimental effect on the attached residential areas.
17. All fencing shall be low maintenance, decorative type.
18. Combustible landscaping material is prohibited within 3' of any building.
19. Define the utilization and provide description of the office/co-workspace in the commercial building.

#### Engineering:

1. Previously approved PMDP/PUD conditions apply.
2. 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.
3. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
4. Do not install EPSC measures in existing landscaping being preserved as a buffer.
5. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
6. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
7. Minimum storm pipe outside of the ROW shall 15" and storm pipe in the ROW shall be 18". Exceptions are made for roof drainage collection system.
8. Stormwater: TN rule 400-10-.04 and 100-year 24-hour storm at construction plans.
9. Provide a pedestrian connection from commercial uses to the residential phases of McFarland Farms.
10. Reevaluate the location of ADA parking spaces to be as close to entrances as possible.
11. ADA parking spaces shall comply with the City standard requiring 9' wide perpendicular parking.

#### WWUD:

1. The water lines shown are not WWUD's design.
2. A meeting is recommended with WWUD to discuss services to the buildings.

#### Wilson County Schools:

1. No Comments Received.





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1350

**Agenda Date:** 8/21/2025

**Agenda #:** 8.B.

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**Title:**

Review the Site Plan for the Mt. Juliet Christian Academy Field House, located at 735 N. Mt. Juliet Rd.



## MEMORANDUM

**Date:** August 21, 2025

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

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

**Re:** Mt. Juliet Christian Academy 735 N. Mt. Juliet Rd.  
Site Plan  
Map - 077  
Parcel(s) – 044.00 & 045.00

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**Request:** Dean Design Group, on behalf of Mt. Juliet Christian Academy, is seeking site plan approval for a fieldhouse and practice facility at their campus on N. Mt. Juliet Road. This site is located within District 3.

**Analysis:** The subject property is located on the east side of NMJR. It is zoned RS-40 and CNS. The bulk of this additional development is under the CNS zoning district. The entire MJCA site is about 55 acres, the area being disturbed for this project is about 6.11 acres. Two buildings, both 15,000sf in area and associated improvements are proposed.

**Bulk Regulations:** Building setbacks are correctly displayed, 30' front, 10' side and 20' rear and the proposed redevelopment does not violate these setbacks. Both buildings will be 20' tall, within the maximum 35' height allowance. Building coverage and impervious surfaces are both within the bulk regulation requirements.

**Vehicular Access:** Vehicular access will tie into the existing MJCA access points with connections to both NMJR and MW Rutland Road.

**Pedestrian Access:** Sidewalk is proposed in front of the two structures, 7' wide to accommodate vehicle overhang.

**Parking:** The plans identify 95 parking spaces, including 7 bus spaces and 4 accessible ADA spaces. The dimension of all parking and drive aisles is compliant with code requirements. Wheel stops are not proposed. ADA signage shall be placed in a bollard, painted black or a color complimentary to the building elevation, not yellow. A five-space wave-style bike rack and detail are provided.

**Landscaping:** Landscape plans are under review and comments are via separate cover. Outstanding items shall be addressed before submittal of construction drawings to Public Works for review.

**6.103.7 Commercial Design Standards:** The two proposed structures are both 15,000sf in area and 20' tall. The design is intended to mimic the existing architecture at the site. Only one set of elevations are provided though there are two buildings proposed. Staff requests elevations for both buildings be submitted with subsequent submittals. The façade materials proposed include 70% brick and 30% metal panels for each façade. HVAC equipment will be ground mounted, staff requests that it be screened with masonry or vegetation. Sample wall lighting fixtures are provided and acceptable.

**Other:** A dumpster is not proposed. A photometric plan has not been provided, should parking lot lighting be utilized the poles, and posts shall be painted black and shall be placed in yards or landscape beds rather than in the parking areas. Channel posts are not allowed, and all signage shall be placed in bollards, painted black or a color complimentary to the building, with no yellow paint allowed. Decorative trash receptacles are provided at the front of the building and called out on the plan.

**Variances/Waivers:**

1. 6-103.7 – 70% brick & 30% metal per building façade. STAFF SUPPORTS THIS REQUEST FOR BOTH BUILDINGS.
2. 9-103.2 – The code stipulates that the Planning Commission shall determine the appropriate number of spaces for this use - 95 parking spaces. STAFF SUPPORTS.

**Summary:** This proposal adds 30,000sf of practice facilities and associated improvements at MJCA on NMJR. The waiver for façade materials explained above is subject to Planning Commission approval. Outstanding issues are in the conditions of approval below.

**Recommendation:** Staff recommends approval of the site plan for 30,000sf of fieldhouse and practice facilities at Mt. Juliet Christian Academy, with the following conditions:

**Planning and Zoning:**

1. Excepting any waivers/variances granted, all requirements of the commercial design regulations, 6.103-7, shall be adhered to.
2. Brick shall be clay, baked and individually laid.
3. Provide elevations of both buildings with subsequent submittals.
4. Screen ground mounted HVAC equipment with masonry walls.
5. Poles, and posts for signage and lighting, shall be painted black, or a muted color complimentary to the building.
6. Bollards shall be painted/sleeved black or a muted color complimentary to the building. Yellow is not permitted.
7. Wall mounted utility/meter equipment shall be screened with masonry or painted to match the façade it is attached to.
8. Gutters/downspouts shall be painted a color complimentary to match the façade.
9. Parking lot lighting fixtures shall be decorative, mounted to black poles located in yards or landscape beds rather than in pavement.
10. Landscape plan comments are via separate cover and shall be addressed prior to the submittal of construction plans.

11. Combustible landscape materials (such as mulch) are prohibited within 3' of the building.
12. Signage shall be reviewed via a separate application to the Planning Department.
13. Provide perimeter landscape screening around the detention pond.
14. Fencing shall be constructed of decorative, low maintenance materials.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
3. During construction, clarify with Tim Forkum on details of obtaining a sewer tap.
4. The construction entrance shall not be provided by Wilson County Schools property without written permission. Provide written permission from Wilson County Schools prior to the issuance of the Land Disturbance Permit.
5. Dimension parking spaces and drive aisles, including existing spaces.
6. A waiver is required to pave a drive aisle through the existing gravel lot without bringing the existing lot into compliance. A sidewalk shall be run along the north side of the parking lot if the parking lot is paved.
7. The applicant is in agreement with the City to remove down trees and dead, uprooted debris from Stoner Creek resulting from the March 2020 tornado (work that is requested by the City would not require an ARAP). This work shall be completed before the Stormwater department's final inspection of the site.
8. No detention shall be in FEMA Flood Zone AE, If detention is required in the floodplain, an approved CLOMR-F shall be submitted to the City through FEMA.
9. Before erosion control, FEMA Flood Zone AE shall be marked by a Licensed Floodplain Surveyor so City Stormwater Inspectors can maintain site inspections through the construction process.
10. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
11. If wet ponds are used, aeration shall be provided.
12. Stormwater: TN rule 400-10-.04 and 100-year 24-hour storm at construction plans.

WWUD:

1. There is a 24" water line along the north side of the project that is not shown.
2. There will be a P.I.V. between the fire meter and D.D.C.V.A.
3. Check the scale of the meters and Cross connection devices.

Wilson County Schools:

1. No Comments Received.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1352

**Agenda Date:** 8/21/2025

**Agenda #:** 8.C.

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**Title:**

Review the Preliminary Plat for Weller Life at Mt. Juliet, located at 535 Pleasant Grove Rd.



## MEMORANDUM

**Date:** August 21, 2025

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

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

**Re:** Weller Life at Mt. Juliet  
Preliminary Plat  
Map – 077  
Parcel(s) – 072.21 & 072.25

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**Request:** CSDG, on behalf of the client, requests a preliminary plat approval for Weller Life at Mt. Juliet, a seventy-unit age restricted community located at 535 Pleasant Grove Road, behind Walmart in the Paddocks development. This is located in District 3.

**Analysis:** A preliminary master development plan was approved by the Board of Commissioners in 2025, via ordinance 2025-26. This preliminary plat shows two lots, (6.49 acres and 27.51 acres respectively) into a single development for the age restricted units. The zoning is RM-8 PUD, and the total combined acreage is 34 acres, of which 171,950 sf is dedicated to improved open space and 534,213 sf is dedicated to unimproved open space, for a total of 58.9% of the project square footage.

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

**Recommendation:** Staff recommends approval of this preliminary plat for Weller Life at Mt. Juliet, subject to the conditions of approval below:

**Planning and Zoning:**

1. All conditions of Ordinance 2025-26 shall be adhered to.

**Engineering:**

1. No comments

**WWUD:**

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

**Wilson County Schools:**

1. No Comments Received.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1353

**Agenda Date:** 8/21/2025

**Agenda #:** 8.D.

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**Title:**

Review the Final Master Development Plan/ Site Plan for Weller Life at Mt. Juliet, located at 535 Pleasant Grove Rd.



## MEMORANDUM

**Date:** August 21, 2025

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

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

**Re:** Weller Life at Mt. Juliet  
FMDP/Site Plan  
Map – 077  
Parcel(s) – 072.21 & 072.25

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**Request:** CSDG, on behalf of the client, requests final master development plan and site plan approval for Weller Life at Mt. Juliet, a seventy-unit age restricted community located at 535 Pleasant Grove Road, behind Walmart in the Paddocks development. This is in District 3.

**Overview:** A preliminary master development plan was approved by the Board of Commissioners in 2025, via ordinance 2025-26. The zoning is RM-8 with a PUD overlay. The PMDP-PUD was approved via ordinance 2025-26. The proposed density is 2.1 units per acre and the total unit count at buildout is 70 age-restricted units. An associated preliminary plat is also on this month's Planning Commission agenda.

**Bulk Standards:** The development area consists of 34 acres, on which 70 units are proposed. The property abuts the Walmart/Paddocks development, along with Andrews Cadillac. The max density allowed within RM-8 is 7.9 units per acre, with 2.1 units per acre being proposed. The minimum lot area allowed is 5,000 sf, and the minimum area proposed is 5,500 sf. Building setbacks, lot coverage, impervious surface ratio, and building separation all meet code requirements. Building height does not exceed 35'.

**Access:** This subdivision is accessible via Pleasant Grove Rd. only. The only connection is via an ingress/egress that runs between Andrews Cadillac and along the back side of Walmart. There will be no direct connection to Paddocks shopping complex. Waivers were granted at PMDP approval allowing the cul-de-sac length and the proposed number of units on the cul-de-sac.

**Open Space/Amenities:** Improved open space consists of 145,865sf (12.16%). The amenities provided within this neighborhood include an amenity center, pool, pickleball courts, dog park and a walking trail. The size of the amenity building shall be at least 2,000sf and shall be reviewed upon submittal of a separate site plan for the amenities at a future date.

**Landscaping:** The landscape plan is under review by the City's consultant currently. Review comments will come via separate cover and shall be addressed prior to the submittal of construction drawings for review by Public Works. Decorative fencing is proposed along the entry



drive. Notes provided indicate the landscaping and buffers are the responsibility of the development owners.

**5.104.1 Multi Family Design Guidelines:** The applicant shall adhere to the multifamily design guidelines as provided, unless a variance/waiver was granted via the PUD ordinance as noted below. Elevations are provided and reflect the 50% masonry/50% secondary materials approved with the preliminary master development plan. Board and batten is proposed for the secondary material on all structures. Driveways are 22' long.

**Other:** The mail kiosk will be located inside the amenity center, with associated parking being available from the amenity center. Notes on sheet C1.00 indicate compliance with a host of standard items the City typically requests from such developments, including, but not limited to, buffer maintenance, decorative poles, decorative lighting, etc. A photometric plan is included and compliant with requirements. Retaining walls are proposed to be versa-lok. Streetlight details are provided and are acceptable.

**Variances/Waivers:** The following were granted at PMDP-PUD (Ord. 2025-26) approval by the Board of Commissioners. Additional waiver or variance requests are subject to a PUD amendment.

1. Request to allow 15' minimum between all buildings since residential building and amenity center will be provided with sprinkler systems.
2. Request to omit the required perimeter fence.
3. Request to allow up to 50% secondary materials on all facades (the residential units and amenity center).
4. Request that the transitional protective yards end at the line of deed restriction on the West, but require the yard continue from Unit 21 due East to include units 8-17 and 1-4.
5. Request to allow cul-de-sac to exceed 14 units (4-104.4), conditioned the road being built as an access street (no modifications).
6. Request to allow cul-de-sac to exceed 700 ft (4-104.4), conditioned the road being built as an access street (no modifications).
7. Request to allow disturbance of slopes greater than 20% in a cut condition only.

**Summary:** The final master development plan is in substantial conformance with the previously approved preliminary master development plan. The applicant has addressed most comments received from the prior review. Any outstanding issues may be addressed via the conditions of approval below. The Planning Commission is reviewing the final master development plan and the site plan for this development with this submittal.

**Recommendation:** Staff recommends approval of the final master development plan and site plan for Weller Life at Mt. Juliet, subject to the conditions of approval below:

**Planning and Zoning:**

1. All conditions of ordinance 2025-26 shall be adhered to.
2. All conditions of Art. 5-104, multi-family residential guidelines, shall be adhered to, excepting any variance/waiver granted via Ord. 2025-26.

3. All bulk standards, 5-103a, shall be adhered to except any waivers granted by the Planning Commission and Board of Commissioners.
4. All conditions the of subdivision regulations, Art. 4.114, shall be adhered to except any waivers granted.
5. Brick shall be clay, baked and individually laid.
6. Stone shall be individually laid.
7. Vinyl is not permitted as a secondary façade material.
8. Landscape plan comments are via separate cover; all comments shall be addressed prior to submitting construction plans to Public Works.
9. Landscape buffers shall be in open space and maintained by the development owner or HOA.
10. For all wet ponds, please include aeration with lighted fountains.
11. Detention/retention ponds shall include vegetative screening around the perimeter
12. Provide streetlighting at the main entrance into the site, to coincide with the code required decorative streetlighting throughout the development.
13. The amenity center elevation does not meet the approved waiver for 50% masonry per façade. This must be revised to meet the requirements upon submittal of a site plan for the amenity center.
14. The amenity center shall be reviewed and approved via a separate application to the Planning Department.
15. The amenity center shall be completed by the issuance of the 35<sup>th</sup> certificate of occupancy.
16. Signage shall be reviewed via separate application to the Planning Department.
17. Flammable landscape materials shall not be located within 3' of any structure.
18. The amenity building shall be at least 2,000sf per code requirements.
19. HVAC equipment shall be screened from horizontal view.
20. Paint wall mounted utility and meter equipment to match the façade it is attached to.

#### Engineering:

1. All previous PUD/PMDP conditions apply.
2. Fix the dimensions on the road outside the gate.
3. Sewer and storm vertical separation can be 18" min. Reevaluate force main depth based on this stipulation.
4. Provide cross sections for the roads when deviating from the City standard detail. (Parallel parking section and outside the gate).
5. Advance "YIELD HERE TO PEDESTRIAN" signs shall be required for the crosswalk across Pleasant Grove Road. Signs shall be posted approximately 200' in advance of the crosswalk.
6. The cul-de-sac shall have an entry radius of R50'.
7. The minimum allowable K values are 37 in sag curves and 19 in crest curves.
8. The drainage report is under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.

#### WWUD:

1. Water lines shown are not WWUD's design.
2. One might want to discuss the benefits of a private water line.
3. The water and sewer services are shown within 10' of each other which is not allowed.

4. Water meters shall not be installed in the proposed driveways.

Wilson County Schools:

1. No Comments Received.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1347

**Agenda Date:** 8/21/2025

**Agenda #:** 9.A.

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**Title:**

\*\*Review the Rezone Request from RS-40 to CTC for 3336 N. Mt. Juliet Rd.



## MEMORANDUM

**Date:** August 21, 2025

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

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

**Re:** 3336 North Mt. Juliet Road  
Rezone  
Map – 054  
Parcel – 179.01

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**Request:** The property owner requests a rezone approval for property located at 3336 N. Mt. Juliet Rd. in District 1.

**Analysis:** The subject property is located on the west side of NMJR, one lot south of Faulkner Lane. The property includes a single-family home. The request is a zone change from RS-40 to CTC. A summary of the request is below:

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
3336 NMJR	Town Center Com.	N/A	RS-40	CTC

**Future Land Use Plan:** This property is in the City limits. The City's future land use plan identifies this area as Town Center Commercial. The request for CTC zoning is consistent with the land use plan, so no change is required nor sought.

**Zoning:** Current zoning is RS-40, requested is CTC, the land use plan is supportive of this request. Adjacent zoning districts are CTC to the north and south along the NMJR frontage and RS-40 to the west.

**Findings:** In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed 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: This rezone request is for RS-40 to CTC. The City's land use plan supports the request.

**Recommendation:** Staff recommends forwarding the rezone request for 3336 NMJR from RS-40 to CTC to the Board of Commissioners with a positive recommendation, subject to the conditions below:

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to CTC zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

Engineering:

1. No Comments Received.

WWUD:

1. No Comments Received.

Wilson County Schools:

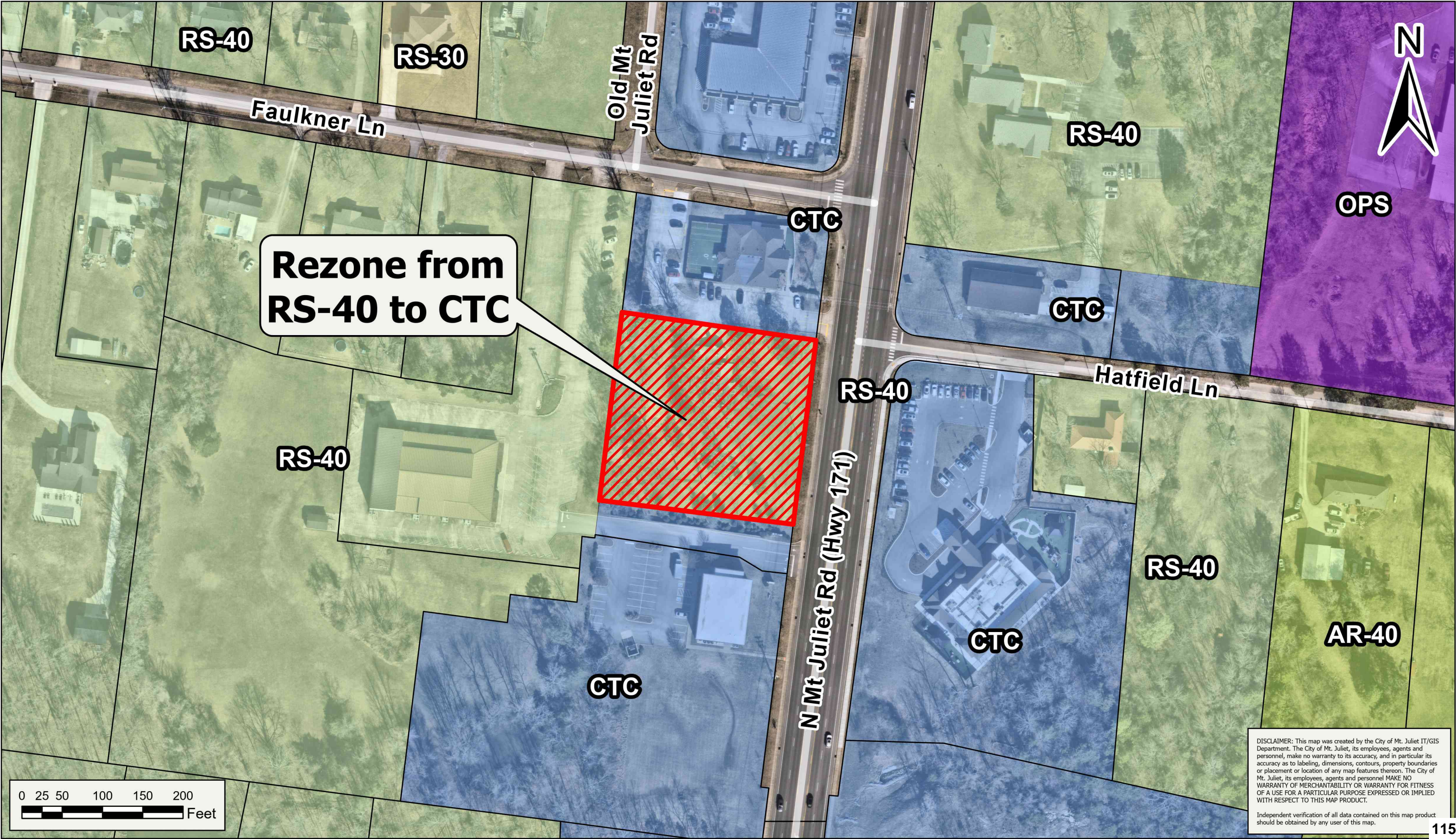
1. No Comments Received.





# Exhibit B- Rezone

3336 N Mt. Juliet Rd  
Map 054, Parcel 179.01



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

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





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1348

**Agenda Date:** 8/21/2025

**Agenda #:** 9.B.

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**Title:**

\*\*Review the Rezone Request from RS-40 to CTC for 43 E Caldwell St.



## MEMORANDUM

**Date:** August 21, 2025

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

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

**Re:** 43 E. Caldwell Street  
Rezone  
Map – 072I  
Group - A  
Parcel – 003.00

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**Request:** The property owner requests a rezone approval for property located at 43 E. Caldwell Street in District 3.

**Analysis:** The subject property is located on the south side of E. Caldwell, one lot east of NMJR. The property includes a single-family home. The request is a zone change from RS-40 to CTC. A summary of the request is below:

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
43 E. Caldwell	Town Center Com.	N/A	RS-40	CTC

**Future Land Use Plan:** This property is in the City limits. The City's future land use plan identifies this area as Town Center Commercial. The request for CTC zoning is consistent with the land use plan, so no change is required nor sought.

**Zoning:** Current zoning is RS-40, requested is CTC, the land use plan is supportive of this request. Adjacent zoning districts include CTC to the south east and west. CTC zoning is found across E. Caldwell St. too.

**Findings:** In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed 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: This rezone request is for RS-40 to CTC zoning at 43 E. Caldwell. The City's land use plan supports the request.

**Recommendation:** Staff recommends forwarding the rezone request for 43 E. Caldwell Street from RS-40 to CTC to the Board of Commissioners with a positive recommendation, subject to the conditions below:

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to CTC zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

Engineering:

1. No Comments Received.

WWUD:

1. No Comments Received.

Wilson County Schools:

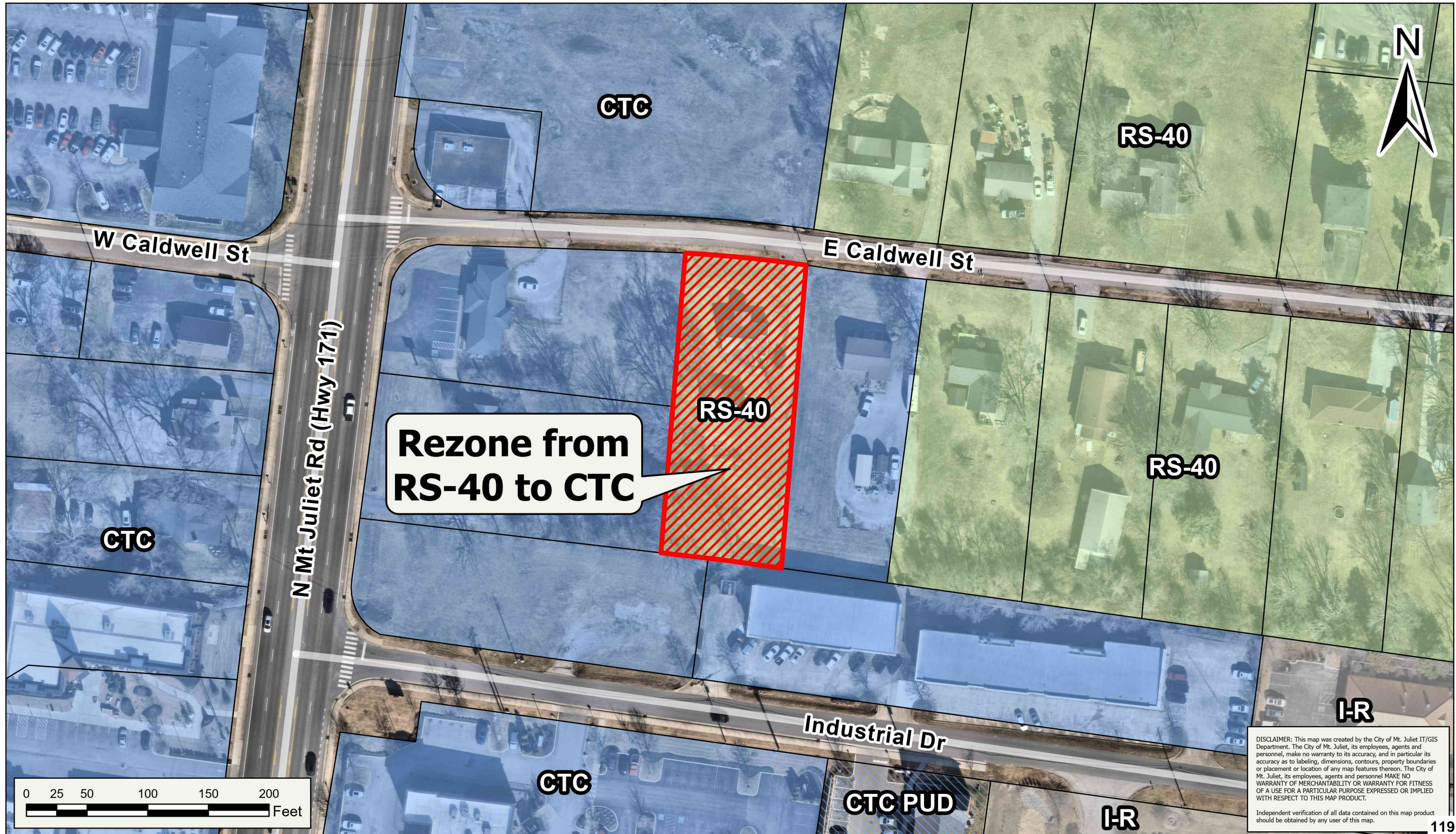
1. No Comments Received.





# Exhibit B- Rezone

43 E Caldwell St  
Map 072I, Group A, Parcel 003.00







# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1349

**Agenda Date:** 8/21/2025

**Agenda #:** 9.C.

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**Title:**

\*\*Review the Rezone Request form RS-40 to CTC for 47 and 47B E. Caldwell St.



## MEMORANDUM

**Date:** August 21, 2025

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

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

**Re:** 47 & 47B E. Caldwell Street  
Rezone  
Map – 072I  
Group - A  
Parcel(s) – 005.00 & 06.00

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**Request:** The property owner requests a rezone approval for their two adjacent properties located at 47 & 47B E. Caldwell Street in District 3.

**Analysis:** The subject properties are located on the south side of E. Caldwell, just east of NMJR. The properties include a single-family home on each parcel. The request is a zone change from RS-40 to CTC. A summary of the request is below:

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
47 & 47B E. Caldwell	Town Center Com.	N/A	RS-40	CTC

**Future Land Use Plan:** The properties are in the City limits. The City's future land use plan identifies this area as Town Center Commercial. The request for CTC zoning is consistent with the land use plan, so no change is required nor sought.

**Zoning:** Current zoning is RS-40, requested is CTC, the land use plan is supportive of this request. Adjacent zoning districts are CTC to the west and south and RS-40 to the east and north.

**Findings:** In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed 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: This rezone request is for RS-40 to CTC. The City's land use plan supports the request.

**Recommendation:** Staff recommends forwarding the rezone request for 47 & 47B E. Caldwell Street from RS-40 to CTC to the Board of Commissioners with a positive recommendation, subject to the conditions below:

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to CTC zoning shall apply to the properties should the rezone be approved by the Board of Commissioners.

Engineering:

1. No Comments Received.

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.





# Exhibit B - Rezone

47 E Caldwell St. & 47B E Caldwell St.  
Map 72I, Group A, Parcels 05.00 & 06.00

