



Mt. Juliet, Tennessee

Planning Commission

Agenda

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

Thursday, September 18, 2025

6:30 PM

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

- 1. Call to Order**
- 2. Set Agenda**
- 3. Staff Reports**
- 4. Citizen's Comments**
- 5. Minutes Approval**
 - 5.A.** Review the minutes from the August 21, 2025, Mt. Juliet Planning Commission Meeting.
- 6. Consent Agenda**
 - 6.A.** The Development Letter of Credit (1628) for MJ Elite – Clemmons Rd Turn Lane, in the amount of \$42,522.04, can be released.
 - 6.B.** Review the Final Plat for Waterford Park Ph. 4, located off S. Rutland Rd.
 - 6.C.** Review the Final Plat for Hamilton Reserve, located at 12465 Lebanon Rd.
 - 6.D.** Review the Preliminary Plat for Bass Creek, located at 448 Bass Lane.
 - 6.E.** Review the Mass Grading Plan for Vintage Vines, located at 855 Pleasant Grove Rd.
- 7. Site Plans**
 - 7.A.** Review the Site Plan for 230 Mundy Memorial Dr.
 - 7.B.** Review the Site Plan Modification for the St. Stephens Catholic Church Columbarium, located at 14544 Lebanon Rd.
- 8. Hamilton Reserve**

- 8.A.** **Review the Land Use Plan Amendment from Medium Density Residential and Schools to Thoroughfare Commercial for Hamilton Reserve, located at 12465 Lebanon Rd.
 - 8.B.** **Review the Rezone Request from RS-40 to CRC and CG for Hamilton Reserve, located at 12465 Lebanon Rd.
- 9. Tate's Landing**
 - 9.A.** Review the Concept Plan for Tate's Landing, located off Watermark Way.
 - 9.B.** **Review the Annexation, including a Plan of Services, for Tate's Landing, located off Watermark Way.
 - 9.C.** **Review the Rezone Request from Wilson County R-1 to RS-20 for Tate's Landing, located off Watermark Way.
- 10. Courtyards at McFarland**
 - 10.A.** **Review the Annexation, including a Plan of Services, for Courtyards at McFarland, Located at 5025 Old Lebanon Dirt Rd.
 - 10.B.** **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.
- 11. Rezones**
 - 11.A.** **Review the Rezone Request from OPS to CTC for 1316 Clearview Dr.
 - 11.B.** **Review the Rezone Request from RS-40 to CMU for 6600 Central Pike.
- 12. Annexations**
 - 12.A.** **Review the Annexation, including a Plan of Services, for 3150 Nonaville Rd.
 - 12.B.** **Review the Annexation, including a Plan of Services, for 2964 Old Lebanon Dirt Rd.
 - 12.C.** **Review the Annexation, including a Plan of Services, for 8526 Saundersville Rd.
- 13. Zoning Ordinance Amendments**
 - 13.A.** **Review the Zoning Ordinance Amendment to Article V, VI & VII Building Height
- 14. Adjourn**

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



Mt. Juliet, Tennessee

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

Staff Report

File #: 1389

Agenda Date: 9/18/2025

Agenda #: 5.A.

Title:

Review the minutes from the August 21, 2025, Mt. Juliet Planning Commission Meeting.



Mt. Juliet, Tennessee
Thursday, August 21, 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, Shane Shamanur, Director of Engineering, Samantha Burnett - City Attorney

Rollcall

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

1. Call to Order

2. Set Agenda

Chairman Winchester set the agenda as stated. Adding 6.N. Review the reconsideration of conditions for Beckwith Station, located at 225 Summit Blvd. to Consent Agenda and removing 6.H review the potential sale of the City of Mt. Juliet property, located at 1099 York Rd and, 6.I review the potential sale of the City of Mt. Juliet property, located at 6207 Golden Bear Gtwy from the Consent Agenda.

3. Staff Reports

Staff reviewed their reports and updated the commission on projects. Jay Easter, 315 Woodland St, Reagan-Smith requested a deferral of 1 meeting for 7.B and 7.C. review the annexation and PMDP for Courtyards at McFarland, located at 5025 Old Lebanon Dirt Rd. from the agenda.

4. Citizen's Comments

John Cooper, Holland and Knight, 511 Union St, Represented item 8.A. Broadstone at McFarland Farms. He asked for approval of the item tonight.

5. Minutes Approval

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

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: David Rast

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

Abstain: Commissioner Searcy, and Commissioner Giles

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. There were no citizen comments. Chairman Winchester closed the public hearing and reopened the Planning Commission Meeting.

This was approved.

RESULT: APPROVED

MOVER: David Rast

SECONDER: Bobby Franklin

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

6.B. The Development Cashier Check (152010944) for Nichols Vale Ph. 7, in the amount of \$143,957.35, can be released.
This Action Item was approved.

6.C. The Development Cashier Check (152011042) for Nichols Vale Ph. 8, in the amount of \$110,323.51, can be released.
This Action Item was approved.

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.
This Action Item was approved.

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.
This Action Item was approved.

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
This Action Item was approved.

6.G. AN ORDINANCE TO APPROVE THE LEASE AGREEMENT WITH THE MT. JULIET-WEST WILSON COUNTY SENIOR CITIZENS SERVICE CENTER FOR

THE MT. JULIET SENIOR ACTIVITY CENTER

Chairman Winchester suggested replatting 1019 Charlie Daniels Pkwy, thus separating the 2 buildings.

Commissioner Giles suggested adding the city as an additional insured body.

This Ordinance was **Positive Recommendation.to the Board of Commissioners due back on 9/8/2025

RESULT: **POSITIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Bobby Franklin

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

This Action Item was approved.

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

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 4th 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 4th 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 4th 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. Notate 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 4th Avenue exit have no turn restrictions.
11. DO NOT ENTER signs shall be installed facing 4th Avenue.
12. The applicant has agreed to provide a 6' sidewalk along the 4th 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

This Action Item was approved.

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

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

This Action Item was approved.

6.M. Review the Final Plat for 1401 E. Division St.

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.

This Action Item was approved.

6.N. 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. 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.
 - b. An LOC 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 to \$100,000.
 - c. If a C.O. is requested prior to the installation of the traffic signal, the \$100,000 LOC shall be replaced with an LOC for the full cost of the traffic signal. The full cost LOC shall be posted prior to the issuance of C.O.

WWUD Comments:

1. Not applicable

This Action Item was approved.

Removed from Consent Agenda

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

Commissioner Giles spoke out against the potential sale of the property.

Commissioner Franklin spoke out against the potential sale of the property.

Commissioner Rast spoke out against the potential sale of the property.

Commissioner George spoke out against the potential sale of the property and requested more detailed information on future potential property sales.

Hans Schlegel, 990 York Rd., spoke out against the potential sale of the property.

A motion was made by Vice Chair Rast, seconded by Commissioner Bulmon, to

**negative recommendation this Ordinance to the Board of Commissioners, due back on 9/8/2025. 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 Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Commissioner Franklin

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

Commissioner Giles stated he would not be against the sale of this property if the city could be indemnified for it in another location and get a fair price.

Commissioner Rast inquired as to why this property is up for sale

Matthew White, Public Works Director, stated this trail head came about through the approval of Amazon.

Commissioner Franklin could potentially be subdivided as a compromise

There were no citizen comments.

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

**negative recommendation this Ordinance to the Board of Commissioners, due back on 9/8/2025. The motion carried by the following vote:

RESULT: **NEGATIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Preston George

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

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.

Staff reviewed their reports and answered questions from the commission.

Commissioner Rast, Correct S Greenhill Rd typo.

Commissioner Franklin suggested expanding the roadway annexation.

Matthew White, Public Works Director, represented the annexation. He spoke out against expanding the annexation.

Commissioner Giles confirmed the ROW that the city already owns.

There were no citizen comments.

A motion was made by Commissioner Giles, seconded by Chairperson Winchester, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 9/8/2025. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Art Giles

SECONDER: Luke Winchester

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

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

This Ordinance was deferred at the request of the applicant.to the Planning Commission due back on 9/18/2025

RESULT: DEFERRED

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.

This Ordinance was deferred at the request of the applicant.to the Planning Commission due back on 9/18/2025

RESULT: DEFERRED

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.

Staff reviewed their reports and answered questions from the commission.

Andrew Wohlthers, 5100 Tennessee Ave, Catalyst DG, represented the project.

Commissioner Giles confirmed linear feet of building frontage on Old Lebanon Dirt Rd.

Steven Keller, 5299 Indiana Ave, represented the developer. stated the green space improvements are in design now.

Commissioner George discussed the differences of the plans before them from the PMDP.

Commissioner Bulmon brought up the approved height variance and how it likely would not have been granted if the plans looked like what is before them now.

Commissioner Franklin if variances were given on buildings and those buildings changed, do the variances stay?

City Planner Jon Baughman, confirmed the height variance was for the entire PUD overall.

Commissioner Christenson stated these plans do not appear to be minimal changes whatsoever. Feels this project should go back to PMDP.

City Attorney, Samantha Burnett, addressed the city code and standard for substantial compliance.

There were no citizen comments.

Commissioner Giles left the meeting prior to the vote on this matter.

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, planting beds, 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.

Chairman Winchester closed the Planning Commission Meeting and opened a Public Hearing for item 7.A. there were no citizen comments. Chairman Winchester closed the Public Hearing and reopened the Planning Commission Meeting.

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

Luke Winchester: Aye

David Rast: Aye
Rebecca Christenson: Aye
Larry Searcy: Aye
Preston George: Nay
Nathan Bulmon: Aye
Art Giles: Absent
Linda Armistead: Aye
Bobby Frankoin: Aye

After hearing item 8.B. A motion was made by Commissioner Armistead, seconded by Chairperson Winchester, that this motion be reconsidered. The motion carried by the following vote:

Luke Winchester: Aye
David Rast: Aye
Rebecca Christenson: Aye
Larry Searcy: Aye
Preston George: Abstain
Nathan Bulmon: Aye
Art Giles: Abstain
Linda Armistead: Aye
Bobby Frankoin: Aye

A motion was made by Commissioner Armistead, seconded by Chairperson Winchester, that this action item be approved subject to the conditions listed. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Linda Armistead

SECONDER: Luke Winchester

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

Abstain: Commissioner Giles, Commissioner George

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

Staff reviewed their reports and answered questions from the commission.

Commissioner Giles returned to the meeting.

Charlie Dean, 1633 W Main St Lebanon, Dead Design Group, 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. 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.
15. The Planning Commission granted a waiver to 6-103.7, allowing for 70% brick and 30% metal per the building facade.
16. The Planning Commission supported the 95 parking spaces.

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. The Planning Commission granted a waiver allowing 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.

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 Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Commissioner Franklin

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

Items 8.C. and 8.D shall be heard together.

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Rebecca Christenson

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

Nay: Commissioner Giles

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

Brenda Shackelford, 2305 Kline Ave, CSDG represented the project.

Nelson Andrews, 560 Pleasant Grove spoke out in favor of the development and wanted to ensure there was proper screening between the existing commercial and this development.

Jon Baughman, City Planner, buffers are adequate.

Chris Rediker 503 Sycamore Dr. inquired about the stub rd.

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 35th 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.

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Rebecca Christenson

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

Nay: Commissioner Giles

9. Rezones

- 9.A.** **Review the Rezone Request from RS-40 to CTC for 3336 N. Mt. Juliet Rd. Staff reviewed their reports and answered questions from the commission. Commissioner Giles spoke in favor of the rezone. There were no citizen comments.

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.

A motion was made by Commissioner Searcy, seconded by Commissioner Franklin, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 9/8/2025. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Larry Searcy

SECONDER: Bobby Franklin

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

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

Staff reviewed their reports and answered questions from the commission.

Commissioner Christenson, stated he would really like to see what the intent of the rezone is for.

There were no citizen comments.

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.

This Ordinance was **Positive Recommendation.to the Board of Commissioners due back on 9/8/2025

RESULT: **POSITIVE RECOMMENDATION

MOVER: Nathan Bulmon

SECONDER: Rebecca Christenson

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

Staff reviewed their reports and answered questions form the commission.

Commissioner Bulmon asked how far back from NMJR can we rezone to CTC?

There were no citizen comments

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.

This Ordinance was **Positive Recommendation.to the Board of Commissioners due back on 9/8/2025

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Larry Searcy

10. Adjourn

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

RESULT: APPROVED

MOVER: Rebecca Christenson

SECONDER: Preston George

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

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

Luke Winchester, Chairman

Tyler Gutierrez, Secretary



Mt. Juliet, Tennessee

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

Staff Report

File #: 1402

Agenda Date: 9/18/2025

Agenda #: 6.A.

Title:

The Development Letter of Credit (1628) for MJ Elite - Clemmons Rd Turn Lane, in the amount of \$42,522.04, can be released.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1346

Agenda Date: 9/18/2025

Agenda #: 6.B.

Title:

Review the Final Plat for Waterford Park Ph. 4, located off S. Rutland Rd.



MEMORANDUM

Date: September 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Waterford Park Ph. 4
Final Plat
Map – 96
Parcel – 32.03

Request: Wilson and Associates, on behalf of their client Beazer Homes, requests final plat approval for Phase 4 of Waterford Park, formerly known as Cawthon Farms. This phase consists of 62 single family lots, r-o-w, and 5 open spaces, in District 4.

History: The property was annexed in 2020 (ord. 20-36). A preliminary master development plan and rezone was approved in 2020 (ord. 20-37) and a preliminary plat was approved in May 2021. The base zoning is RS-15. The complete subdivision will include 208 lots on 71.70 acres.

Analysis: Phase 5 includes 23.119 acres with 62 single family lots, 4.702 acres of open space and 12.468 acres in lots. Setbacks are consistent with what was approved in the PUD, 20' front, 7.5' side and 20' rear. Critical façade lots have been noted. Sidewalks are shown on both sides of the streets per the subdivision regulation requirements. The addresses have been provided, along with the orientation of the homes and driveway locations.

Summary: The final plat for Phase 5 is substantially compliant with the PMDP and preliminary plat. Any outstanding issues are minor in nature and shall be found in the requested conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Waterford Park, Phase 4, subject to the following conditions:

Planning and Zoning:

1. All conditions of preliminary master development plan approval (ord. 20-37) shall be adhered to.
2. Building permits shall not be pulled until the final plat has been formally recorded.
3. Provide “street to be extended” signage where appropriate at road stubs.

Engineering:

1. Show the sidewalk along S. Rutland Drive as a 10' wide shared-use path. Revise the hatching and notes showing 5'.
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.

WWUD:

1. 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

File #: 1398

Agenda Date: 9/18/2025

Agenda #: 6.C.

Title:

Review the Final Plat for Hamilton Reserve, located at 12465 Lebanon Rd.



MEMORANDUM

Date: September 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Hamilton Reserve
Final Plat
Map – 053
Parcel – 044.01

Request: Jake Porter with Heritage Civil, on behalf of their client Hamilton Reserve Partners, LLC., requests final plat approval for property located on Lebanon Road, within District 1. This application is accompanied by a land use map amendment and rezone for this property on this agenda.

History/Analysis: The property currently consists of one lot, with a total of 12.29 acres, and the intent is to subdivide into two parcels, lots one and two, with lot 2 extending to Market Place for access. This plat would also incorporate a portion of parcel 44.00 that belongs with the prior owner of parcel 44.01. Lot one would consist of 4.13 acres (180,081 sf) and lot two, consisting of 8.16 acres (355,230 sf). The property is currently undeveloped and previously was incorporated all within parcel 44.00, that still houses a single-family residence to the due north. The plat also establishes an access easement across the Lebanon Road frontage.

Summary: Outstanding issues are minor in nature and shall be found in the requested conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Hamilton Reserve, lots one and two, subject to the conditions of approval below, to be addressed prior to receiving signatures, and formal recording of the plat.

Planning and Zoning:

1. Should the rezone that has been submitted concurrently with this plat, be approved, the plat will need to have the setbacks updated to reflect those of the approved zoning for each lot.
2. If the access easement to serve lot two is approved and in place, lot two will not need to be treated as a flag lot regarding building setbacks.
3. Building permits shall not be pulled until the final plat has been formally recorded.
4. Add access easements to the purpose statement.

Engineering:

1. Indicate who will maintain PUDE's outside of the ROW.
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.

WWUD:

1. 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

File #: 1404

Agenda Date: 9/18/2025

Agenda #: 6.D.

Title:

Review the Preliminary Plat for Bass Creek, located at 448 Bass Lane.



MEMORANDUM

Date: September 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 448 Bass Lane
Bass Creek Subdivision
Preliminary Plat
Map - 055
Parcel – 95.00

Request: Submitted by CSDG, the applicant requests preliminary plat approval for a 20-lot single family residential subdivision at 448 Bass Lane in Wilson County.

History: The subject property is approximately 25.94 acres, on one parcel on the west side of Bass Lane, south of Lebanon Road. The property is located within the City's urban growth boundary but is not in the City limits. The property is zoned R-1. The applicant requested annexation in September of 2024 which was denied. The proposal for this site is a single-family residential subdivision with 20 lots with a minimum area of at least 40,000sf and associated improvements.

Preliminary Plat: The subdivision is located in the City's urban growth boundary but not in the City limits. Preliminary plats in the City's growth boundary are subject to the City's subdivision regulations. The preliminary plat as submitted is compliant with the requirements found in the subdivision regulations, except for the lack of sidewalk along the Bass Lane frontage. The subdivision will be served by septic as annexation and City sewer were denied last year.

Summary: The applicant requested annexation for this subdivision in 2024, the request was denied. The preliminary plat addresses all the City's checklist items. Anything remaining can be addressed via the conditions of approval below.

Recommendation: Staff recommends the Planning Commission approve the preliminary plat for the Bass Creek subdivision in Wilson County, subject to the conditions of approval below.

Planning and Zoning:

1. Provide sidewalk along the Bass Lane frontage per City subdivision requirements.

Engineering:

1. No comments

WWUD:

1. Water line shown are not WWUD's design.
2. Hydraulics are being modeled on how to serve this project. A pump station may be required.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1403

Agenda Date: 9/18/2025

Agenda #: 6.E.

Title:

Review the Mass Grading Plan for Vintage Vines, located at 855 Pleasant Grove Rd.

**City of Mt. Juliet
Department of Engineering
Report of Submittal Review**

Date Received: September 04, 2025 (August 22, 2025)

Project Name: Vintage Vines (Pleasant Grove Road)

Project Phase:

Submitted By: Catalyst Design Group

Nature of Submittal:

☐ Preliminary Plat

☐ Final Plat

☒ Site Plan – Mass Grading

☐ PMDP – PUD

☐ FMDP

☐ Construction Plans

Engineering Comments:

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. Drainage report under preliminary review. A comprehensive review of the drainage report will take place during construction plan review.
3. EPSC measures shall not be installed in preserved landscaping buffers.

WWUD Comments:

1. WWUD has no comments

Recommendation: Approve with conditions

Review Date: September 11, 2025 (August 28, 2025)

Reviewed By: Shane Shamanur, P.E.

Engineering – Director

City of Mt. Juliet

(615) 773-7957

Note: Review of this submittal does not relieve the Developer and Consultant from full compliance with the requirements of the Subdivision Regulations for the Mt. Juliet Regional Planning Commission and/or from full compliance with the requirements of the Zoning Ordinance for the City of Mt. Juliet



Mt. Juliet, Tennessee

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

Staff Report

File #: 1405

Agenda Date: 9/18/2025

Agenda #: 7.A.

Title:

Review the Site Plan for 230 Mundy Memorial Dr.



MEMORANDUM

Date: September 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 230 Mundy Memorial
Warehouse Site Plan
Map – 77
Parcel – 58.02

Request: Dale & Associates, on behalf of their client, requests site plan approval for a warehouse with office space and associated improvements at 230 Mundy Memorial Drive in District 4.

Overview: The development site is 5.46 acres located just south of I40 on the south side of Mundy Memorial Drive, north of the existing Destaco structure. The site is primarily cleared of vegetation and not developed, save for paved areas and a small guard shack. The zoning is I-R and the proposed use is a warehouse with office space totaling 80,500sf (6,000sf of office).

Bulk Regulations: Building coverage is approximately 41% (50% max.) and impervious surfaces cover 68% (70% max) of the site. Building height is 45', below the maximum permitted of 50'. Building setbacks are correctly rendered on the plans (20'f, 10's & 20'r). The site is not subject to any supplemental buffering because the location is surrounded by I-R zoning.

Vehicular & Pedestrian Access: Vehicular access is provided via two existing curb cuts on Mundy Memorial Drive, which are currently used by Destaco. Sidewalk is proposed along the Mundy Memorial Drive frontage, per code, and two pedestrian connections are provided to the right-of-way from the interior of the site.

Article IX Parking: The correct parking formulae were used to calculate required parking, 1/400 office and 1/300 for the warehouse, resulting in 40 spaces total. Parking stall and drive aisles are appropriately sized. Permeable pavers are utilized in some of the parking stalls to reduce overall impervious surfaces. A wave style bike rack is provided with space for five bikes.

7-103.9 Industrial Building Design: The structure is 45' tall and faced with tilt-up concrete panels and anodized storefronts. The applicant is seeking a waiver for the façade materials. The building façade contains enough color variation, windows and relief to break up the monotony of façade on such a large building. Rooftop HVAC and associated equipment is screened from horizontal view via a parapet wall.

Notes provided indicate wall mounted equipment will be painted to match the façade. The applicant is requesting the use of wall pack lighting fixtures in the service areas of the building. Parking lot lighting fixtures are acceptable, the poles shall be painted black. The supplied photometric plan is acceptable.

Rooftop mechanical equipment is not identified, but it appears that a parapet wall is provided to screen the equipment from horizontal view. Wall mounted exterior lighting fixtures are “d” series and are acceptable for such a building.

Article X Landscaping: A landscape plan has been submitted and is under review by the City’s consultant. Any comments received shall be addressed before submittal of construction plans to Public Works. The site is not subject to supplemental buffering because surrounding zoning districts include only I-R.

Other: Trash receptacles are provided at the doors. The dumpster enclosures are code compliant, except they are lacking pedestrian doors.

Variances/Waivers: The following waivers are requested:

1. 7-103.9: Tilt-up concrete panels in lieu of masonry – STAFF SUPPORTS
2. 7-103.9: Berm screening – STAFF SUPPORTS

Summary: This proposal adds 85,000sf of warehouse and ancillary office space to Mundy Memorial Drive in an established industrial area. Items remaining to address are minor and found in the conditions of approval below.

Recommendation: Staff recommends approval of the site plan for a warehouse with offices at 230 Mundy Memorial Drive, subject to the conditions as noted below:

Planning and Zoning:

1. Revise the access easement on the west side of the site so as to not interfere with the building.
2. All requirements of Article VII shall be adhered to, except any waivers granted by the Planning Commission.
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. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
5. Parking lot lighting fixture poles shall be painted black.
6. All wall mounted utility equipment shall be painted a color complimentary to the building façade.
7. All signage shall be reviewed under separate application to the Planning Department.
8. All bollards shall be painted a color complimentary to the building façade, not yellow.
9. All fencing shall be low maintenance, decorative type.
10. Combustible landscaping materials are prohibited within 3’ of the building, i.e. mulch.

11. Rooftop HVAC and other equipment shall be screened from horizontal view, via a parapet wall.
12. Provide a pedestrian door on the trash enclosures.

Engineering:

1. Landscaping plans shall be approved prior to the start of construction plan review.
2. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
3. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place the construction plan review stage.
4. General note: New additional impervious area will have to meet current quality and quantity requirements.
5. Safety Analysis shall be submitted prior September 16 to remain on the September planning commission agenda.
6. Site has copious trees and overgrowth in the pond, as part of approval the pond will need to have trees and vegetation removed.
7. Provide curb ramps along the eastern driveway sidewalk across the driveway.
8. Sheet 3.1: Add to the note that removal of trees and vegetation be added to the note about the pond. Expectation is that trees of all sizes to be removed during the project.
9. Any amendments to the access easement shall be provided to staff prior to the issuance of the Land Disturbance Permit.

WWUD:

1. The fire line shall have a meter, then a P.I. V. then a DDCVA..
2. Add a note that all private fire hydrants shall be painted white.
3. The tap configuration will be different.
4. There is not a backflow device shown for the domestic.

Wilson Couty Scools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1395

Agenda Date: 9/18/2025

Agenda #: 7.B.

Title:

Review the Site Plan Modification for the St. Stephens Catholic Church Columbarium, located at 14544 Lebanon Rd.



MEMORANDUM

Date: September 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: St. Stephens Columbarium
14544 Lebanon Road
Site Plan Modification
Map – 053
Parcel – 134.00

Request: Jake Porter with Heritage Civil, on behalf of his client, St. Stephens Catholic Church, is requesting a site plan modification for the addition of a columbarium at the existing church on Lebanon Road in District 1.

Analysis: The subject site is located on the south side of Lebanon Road and is zoned RS-40. Religious facilities are a conditional use in RS-40 zoning, the proposed changes to the site illustrated in this plan set do not require any additional permits from the BZA as it does not add additional seating capacity to the sanctuary.

The columbarium is to be placed within the courtyard area, among the church buildings and is designed to be complimentary to the surrounding church structure with a masonry and ceramic tile façade. The proposed columbarium will be built in three phases for a total of 1,533 niches and 120 memorial wall spaces, of which is calculated as follows:

Phase 1- 432 niches and 80 memorial wall spaces
Phase 2 – 669 niches
Phase 3 – 432 niches and 40 memorial wall spaces.

The footprint of the structure is 4,356sf and it will be located in a courtyard area of the church, surrounded on three sides by the church. The structure will not have a roof. The walls are faced with masonry and the proposed gates are aluminum, decorative type. A flag pole is also proposed as part of the structure. No additional parking is proposed or required.

Summary: The applicant has addressed staff's initial concerns. Any items to be addressed are minor or routine and may be corrected via the conditions of approval below.

Recommendation: Staff recommends approval of the site plan modification for St. Stephens Church 14544 Lebanon Road subject to the conditions of approval below:

Planning and Zoning:

1. All brick must be clay, baked and individually laid.
2. All stone must be individually laid.
3. All commercial design guidelines (6-103.7) shall be adhered to except any waivers granted by the Planning Commission.
4. All fencing must be low maintenance and decorative in nature.
5. Any exterior lighting and poles must be decorative in nature and shall be a color complimentary to the existing church buildings.
6. Correct the building setbacks in the site data table.

Engineering:

1. Due to the proposed impervious surface not meeting the minimum threshold for water quality/quantity, the drainage report, construction plan review, and erosion control permits from Public Works are not required.

WWUD:

1. 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

File #: 1396

Agenda Date: 9/18/2025

Agenda #: 8.A.

Title:

**Review the Land Use Plan Amendment from Medium Density Residential and Schools to Thoroughfare Commercial for Hamilton Reserve, located at 12465 Lebanon Rd.



MEMORANDUM

Date: September 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Hamilton Reserve, Lots 1 and 2
Land Use Amendment and Rezone
Map – 053
Parcel - 044.01

Request: Jake Porter with Heritage Civil on behalf of their client, Hamilton Reserve Partners, LLC., seeks a land use map amendment and rezone for the property located on Lebanon Road, within District 1.

Description: The property consists of one lot, with a total of 12.29 acres. An associated final plat is also on this agenda with lot one at 4.13 acres and lot two consisting of 8.16 acres. The property is currently undeveloped. The current zoning is CG, one the south portion of the lot and RS-40, low density residential, to the north. The land use map identifies the southern portion of the lot as thoroughfare commercial and the remainder of the lot as medium density residential. The applicant has requested thoroughfare commercial for the entirety of the site, with proposed zoning, for lot one of the associated plat, CG (existing) and CRC, commercial retail center, for lot two. A summary of the request is provided below:

| REQUEST SUMMARY | Land Use Map | Requested Classification | Current Zoning | Requested Zoning |
|------------------|---|--------------------------|---|--|
| Hamilton Reserve | Lot one – Thoroughfare Commercial Lot two – Medium Density Residential | Thoroughfare Commercial | Lot one – CG, commercial general (existing) Lot two – RS-40, single family residential | Lot one – CG, commercial general (existing) Lot two – CRC, commercial retail center |

Future Land Use Plan: The City's future land use map identifies the area of lot one, as thoroughfare commercial and lot two as medium density residential. The future land use does not support the request to change the land use of lot two to thoroughfare commercial. Surrounding land uses include medium and high density residential, along with thoroughfare commercial and mixed use.

Zoning: The applicant has requested a zoning change on lot two, from RS-40 to CRC, commercial retail center. There has been no request to change lot one which is currently CG, commercial general.

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

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

Summary: The City's land use plan does not support this request for lot two, however, lot one has a current land use of thoroughfare commercial, and there is thoroughfare commercial surrounding this lot to the immediate east and parallel alongside Lebanon Road. The zoning request for lot two, is consistent with recent approvals of continuing the commercial district along the Lebanon Road corridor and is a less intensive commercial district than what is currently on lot one.

Recommendation: While staff generally follows the land use plan, staff recommends a positive recommendation of the land use plan amendment as the remainder of front parcel of this development is currently thoroughfare commercial and the surrounding land use map identifies this area along the Lebanon Road corridor as thoroughfare commercial. Staff also recommends forwarding the rezone request to the Board of Commissioners with a positive recommendation.

Planning and Zoning:

1. All requirements of CRC zoning shall be adhered to should the rezone be approved by the Board of Commissioners.

Engineering:

1. No Comments

WWUD:

1. No Comments Received.

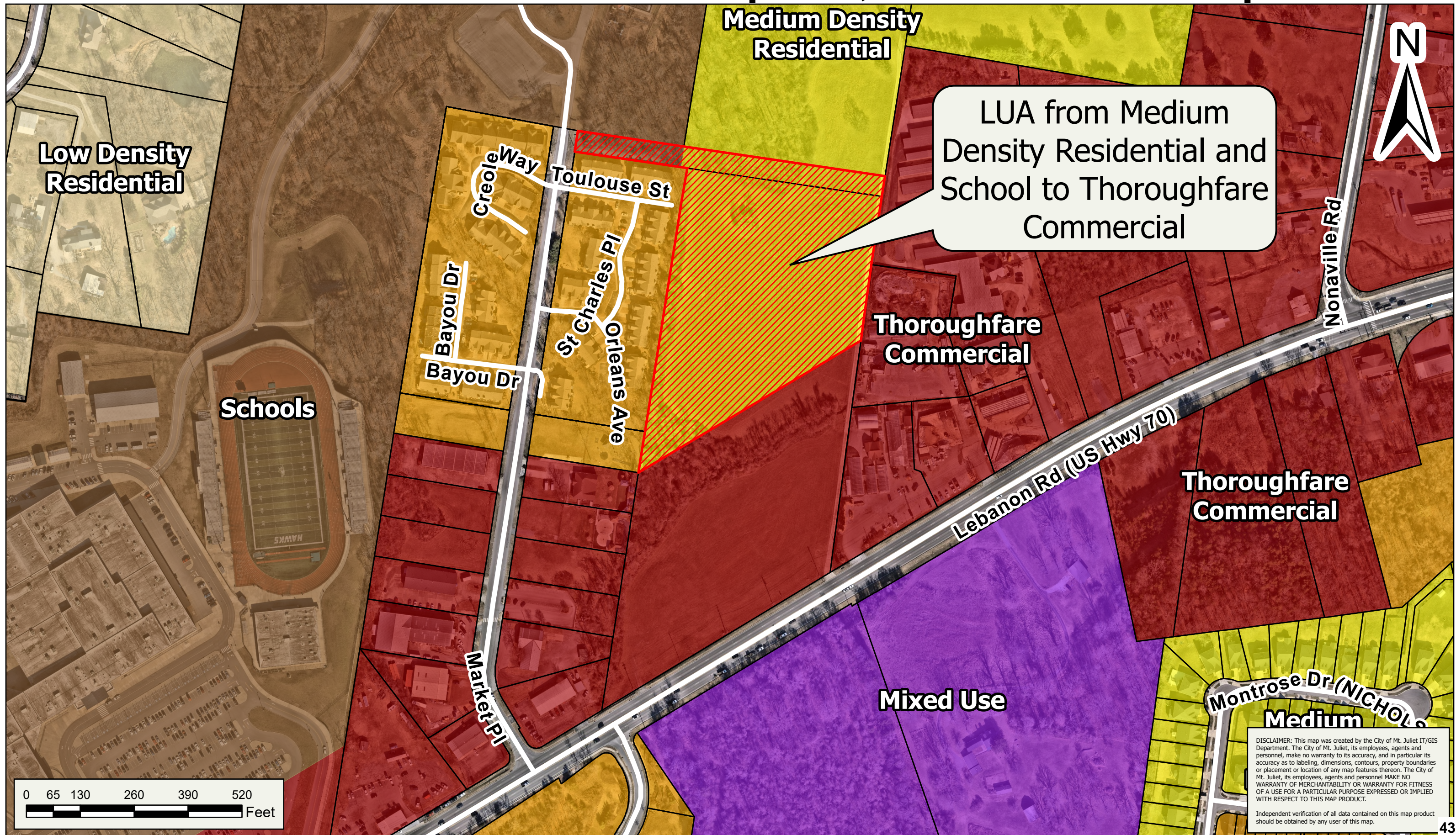
Wilson County Schools:

1. No Comments Received.



Exhibit B- LUA

Hamilton Reserve Map 053, Parcels 044.01 & p/o 044.00





Mt. Juliet, Tennessee

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

Staff Report

File #: 1397

Agenda Date: 9/18/2025

Agenda #: 8.B.

Title:

**Review the Rezone Request from RS-40 to CRC and CG for Hamilton Reserve, located at 12465 Lebanon Rd.



MEMORANDUM

Date: September 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Hamilton Reserve, Lots 1 and 2
Land Use Amendment and Rezone
Map – 053
Parcel - 044.01

Request: Jake Porter with Heritage Civil on behalf of their client, Hamilton Reserve Partners, LLC., seeks a land use map amendment and rezone for the property located on Lebanon Road, within District 1.

Description: The property consists of one lot, with a total of 12.29 acres. An associated final plat is also on this agenda with lot one at 4.13 acres and lot two consisting of 8.16 acres. The property is currently undeveloped. The current zoning is CG, one the south portion of the lot and RS-40, low density residential, to the north. The land use map identifies the southern portion of the lot as thoroughfare commercial and the remainder of the lot as medium density residential. The applicant has requested thoroughfare commercial for the entirety of the site, with proposed zoning, for lot one of the associated plat, CG (existing) and CRC, commercial retail center, for lot two. A summary of the request is provided below:

| REQUEST SUMMARY | Land Use Map | Requested Classification | Current Zoning | Requested Zoning |
|------------------|---|--------------------------|---|--|
| Hamilton Reserve | Lot one – Thoroughfare Commercial Lot two – Medium Density Residential | Thoroughfare Commercial | Lot one – CG, commercial general (existing) Lot two – RS-40, single family residential | Lot one – CG, commercial general (existing) Lot two – CRC, commercial retail center |

Future Land Use Plan: The City's future land use map identifies the area of lot one, as thoroughfare commercial and lot two as medium density residential. The future land use does not support the request to change the land use of lot two to thoroughfare commercial. Surrounding land uses include medium and high density residential, along with thoroughfare commercial and mixed use.

Zoning: The applicant has requested a zoning change on lot two, from RS-40 to CRC, commercial retail center. There has been no request to change lot one which is currently CG, commercial general.

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

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

Summary: The City's land use plan does not support this request for lot two, however, lot one has a current land use of thoroughfare commercial, and there is thoroughfare commercial surrounding this lot to the immediate east and parallel alongside Lebanon Road. The zoning request for lot two, is consistent with recent approvals of continuing the commercial district along the Lebanon Road corridor and is a less intensive commercial district than what is currently on lot one.

Recommendation: While staff generally follows the land use plan, staff recommends a positive recommendation of the land use plan amendment as the remainder of front parcel of this development is currently thoroughfare commercial and the surrounding land use map identifies this area along the Lebanon Road corridor as thoroughfare commercial. Staff also recommends forwarding the rezone request to the Board of Commissioners with a positive recommendation.

Planning and Zoning:

1. All requirements of CRC zoning shall be adhered to should the rezone be approved by the Board of Commissioners.

Engineering:

1. No Comments

WWUD:

1. No Comments Received.

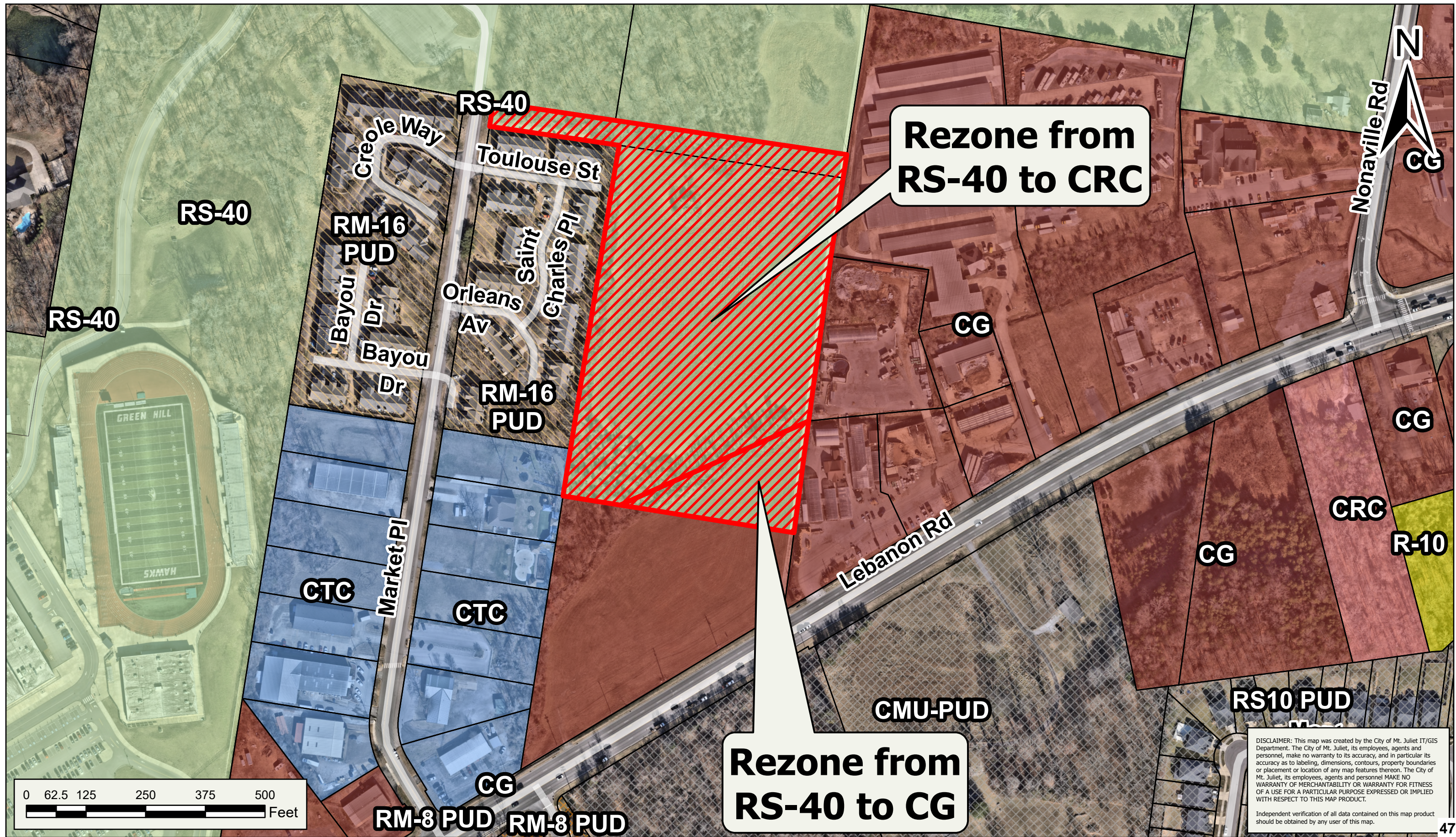
Wilson County Schools:

1. No Comments Received.



Exhibit B- Rezone

Hamilton Reserve
Map 053, Parcels 044.01 & p/o 044.00





Mt. Juliet, Tennessee

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

Staff Report

File #: 1401

Agenda Date: 9/18/2025

Agenda #: 9.A.

Title:

Review the Concept Plan for Tate's Landing, located off Watermark Way.



MEMORANDUM

Date: September 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Tate's Landing
Annexation, Rezone and Concept Plan
Variable Lot Subdivision
Map – 073
Part of Parcel - 021.00

Request: Jake Porter with Heritage Civil, on behalf of his client Ripple Creek, LLC., seeks annexation, plan of services, rezone and concept plan approval for a variable lot subdivision on Watermark Way in District 1.

History: The property consists of approximately 10.00 acres (432,752 sf) on Watermark Way, which abuts the Nichols Vale property to the north, just east of Tate Lane. This is currently undeveloped agricultural land. The applicant wishes to develop a 17 lot variable lot subdivision with a base zoning of RS-20. A concept plan has been submitted with this application. A summary of the request is provided below:

| REQUEST SUMMARY | Land Use Map | Requested Classification | Current Zoning | Requested Zoning |
|-----------------|----------------------------|--------------------------|-------------------|--------------------|
| Tate's Landing | Medium Density Residential | N/A | Wilson County R-1 | RS-20 Variable Lot |

Future Land Use Plan: The City's future land use map identifies the area as medium density residential. Adjacent future land use classifications are both medium and low density residential. The applicant does not wish nor need to change the future land use designation.

Zoning: The current zoning is Wilson County R-1. The applicant is seeking RS-20, medium density residential, which is consistent with the surrounding zoning and the City's future land use plan.

Annexation: The property is located within the City's urban growth boundary.

Plan of Service: A plan of services is included.

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

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

Concept Plan: The concept plan proposes 17 lots on 10 acres for a density of 1.7 units/acre (2.2 units/acre permitted with RS-20 base zoning). The minimum lot size is 15,000sf and the average lot size is 16,750sf. The bulk regulations for variable lot subdivisions are adhered to, except the waiver request described below. Lot coverage is not to exceed 45% and floor coverage per lot is indicated as at least 3,000sf.

Improved open space totals 1.02 acres (10.24% of the development site) and includes a playground, dog park and walking trails. A mail kiosk is proposed and a detail is provided and acceptable. Streetlights are required per ordinance 25-24. Four parallel on street parking spaces are provided in front of the playground and amenity area. Sidewalk is provided on both sides of all streets.

5-104.4 Residential Design Guidelines: The supplied renderings indicate homes with two car garages and masonry and fiber cement facades. The applicant is seeking a façade material waiver, detailed below. All single-family design guidelines, except any waivers granted, shall be adhered to.

Waivers & Variances: The following are requested:

1. 5-104.3 – Setback to any lot line – 15’ in lieu of 20’ – STAFF DOES NOT SUPPORT, THIS IS NOT A PUD AND BULK WAIVERS ARE NOT PERMITTED
2. 5-104.4 – 50% masonry/50% secondary on each façade – STAFF SUPPORTS 60% PRIMARY MATERIALS AND 40% SECONDARY MATERIALS
3. 4-114 – 20% slope disturbance within lots in a cut condition only, lots affected will be deemed critical lots – PW TO RECOMMEND
4. 4-114 – Request to disturb slopes > 20% - PW TO RECOMMEND

Recommendation: Staff recommends the Planning Commission approve the concept plan and forward a positive recommendation, to the Board of Commissioners for the annexation and rezone of the Tate’s Landing subdivision.

Planning and Zoning:

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with RS-20 zoning.

2. The plan shall adhere to all requirements of 5.104.3, variable lot subdivisions, should the preliminary plat be formally submitted.
3. All requirements of 5-104.4, single family design guidelines, shall be adhered to, except any waivers granted by the Planning Commission.
4. Provide streetlighting per ordinance 25-24.
5. Fencing shall be decorative, low maintenance material.
6. Landscape plan comments are via separate cover.
7. Signage to be reviewed and approved via a separate application to the Planning Department.
8. The mail kiosk shall be lit.
9. Sign posts and other poles and posts shall be powdercoated black, channel posts are not permitted.
10. Landscape buffers shall be located in open space and maintained by the HOA.
11. A tree preservation plan is required by variable lot regulations at preliminary plat submittal.
12. Driveways shall be at least 22' long and 18' wide.
13. Perimeter landscape screening is required around detention/retention ponds.

Engineering:

1. No Comments

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1399

Agenda Date: 9/18/2025

Agenda #: 9.B.

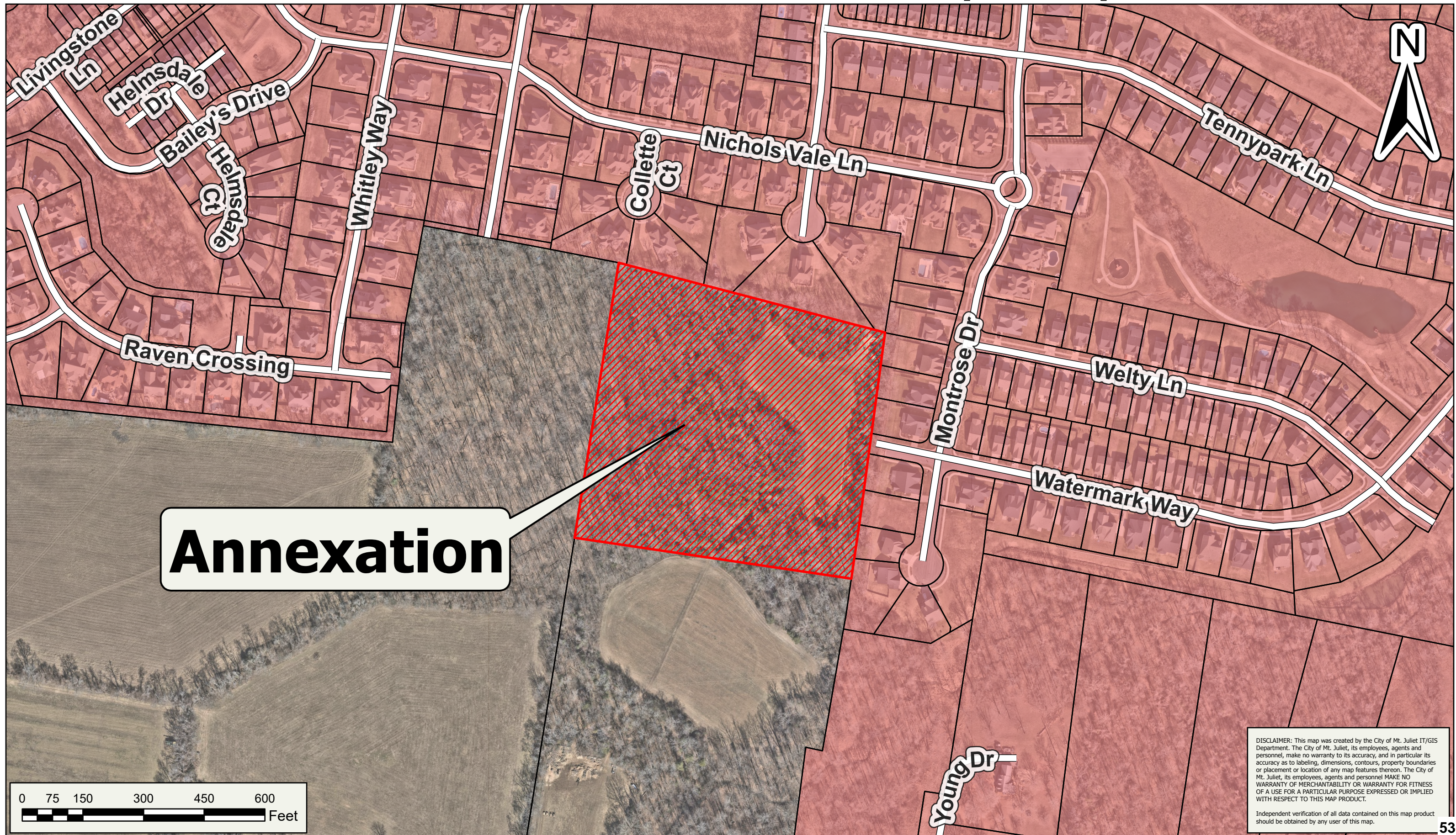
Title:

**Review the Annexation, including a Plan of Services, for Tate's Landing, located off Watermark Way.



Exhibit B- Annexation

Tate's Landing Map 073, p/o Parcel 021.00



RESOLUTION - 2025

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS TATE'S LANDING, LOCATED AT 212 PAUL DRIVE MAP 073 PARCEL P/O 021.00, 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 Tate's Landing located at 212 Paul Drive, 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 212 PAUL DRIVE, 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: RS-20.

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:

James Maness, Mayor

ATTEST:

Sheila S. Lockett, MMC
City Recorder

APPROVED AS TO FORM:

Kenny Martin, City Manager

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1400

Agenda Date: 9/18/2025

Agenda #: 9.C.

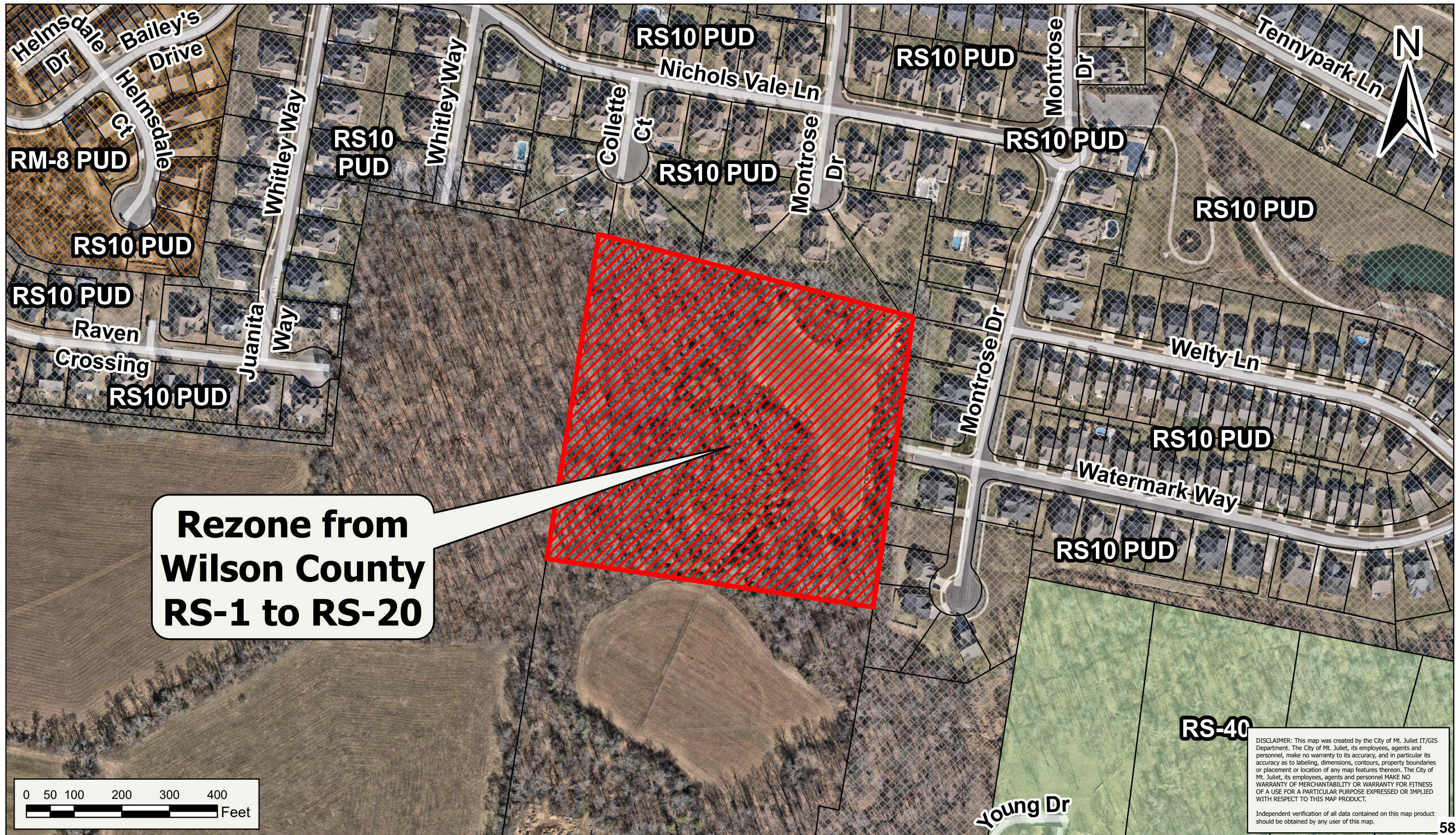
Title:

**Review the Rezone Request from Wilson County R-1 to RS-20 for Tate's Landing, located off Watermark Way.



Exhibit B- Rezone

Tate's Landing
Map 073, p/o Parcel 021.00





Mt. Juliet, Tennessee

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

Staff Report

File #: 1174
10.A.

Agenda Date: 9/18/2025

Agenda #:

Title:

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



MEMORANDUM

Date: September 18, 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

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, pm dp and rezone only.* 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, outside the PUD boundary.

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 land use amendment required for multi-family has been heard once at the Board of Commissioners as of writing this report.

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

Future Land Use: There is a request to change the future land use from mixed use to multi-family. The requested classification does 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 and the Board of Commissioners has passed the land use amendment on first read.

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 DUE TO AGE RESTRICTED AND COURTYARD ARRANGEMENT

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) 55' 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 RECOMMEND

3. A waiver is requested to allow driveways on Road “A” (access street). **PUBLIC WORKS TO RECOMMEND**

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 RECOMMEND

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 as these were not heard at the initial review due to the land use amendment failing to receive support.

Recommendation: Staff recommends a positive recommendation to the Board of Commissioners for the annexation, plan of services, and the preliminary master development plan/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 for emergency services, with the immediate development to the south, McFarland Farms.
2. The amenities center building shall be approved via a separate site plan application to the Planning Department.
3. All amenities shall be completed by 75th certificate of occupancy.
4. All requirements of the City's subdivision regulations shall be adhered to, except any waivers approved.
5. All bulk standards 5-103a shall be adhered to except any waivers approved.
6. The 5-104.1 multi-family residential zoning regulations shall be adhered to, except any waivers and variances approved.
7. All requirements of 4-114 A shall be adhered to, except any waivers approved.
8. All wall mounted utility equipment shall be painted to match the façade it is attached to.
9. Screen residential HVAC units with landscaping and specify their location on the final master development plan submittal.
10. All building mounted exterior lighting fixtures shall be decorative.
11. Mail kiosks shall be covered, include designated parking and be well lit. Mail retrieval areas shall not count towards improved open space.
12. Brick shall be clay, baked and individually laid.
13. Stone shall be individually laid.
14. Provide a phasing plan, the cover sheet indicates there is one but there is not.
15. Provide decorative street lighting throughout per code requirements (ord 24-25), including at all entrances. Also, provide a streetlight typical at final master development plan. Maintenance and fees shall be the responsibility of the HOA.
16. 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.
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. Provide designated parking for the cemetery.
24. A complete landscape plan will be required at FMDP submittal.
25. Provide formalized elevations to include all materials and percentages at FMDP submittal.
26. Please provide information within the deeds and covenants, keeping this development age restricted in perpetuity.
27. Provide HOA covenants are restrictions for review.
28. Signage to be reviewed via separate application to the Planning Department.
29. Flammable landscape materials shall not be permitted within 3' from the amenity center.

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 to be accessed by the alley or private drive.
 - [ST-121] Waiver to allow the proposed 55' right-of-way cross section on Road B: SUPPORTED.
 - [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. Determination if public sewer allowance in an alley will be determined with FMDP submittal.
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 a 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. The developer has agreed to provide a 50' ROW dedication to the City for the City's widening project of East Division Street.
11. Road A shall be a public street and not gated.
12. The developer has agreed to designate the open space just south of the ROW dedication on East Division Street 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 City project progresses.
13. E. Division Street shall be improved to include a 12-foot-wide eastbound travel lane and a 4' paved shoulder (full depth asphalt section) with a 4:1 or flatter backslope along the project frontage. In addition, E. Division Street shall be resurfaced along the project frontage. The following considerations shall be included in the improvement:
 - The City will have to annex E. Division Street between Clemmons Road and Old Lebanon Dirt Road for this improvement to be made. The development team shall notify the Director of Engineering approximately 120 days prior to mobilization to start the annexation process.
 - This improvement shall be made before the signing of the first final plat.

- The backslope shall be free of any fixed object that is not crash rated.
14. A left-turn lane with at least 50' of storage and adequate taper shall be installed on E. Division Street at the project entrance. This improvement shall be made prior to the signing of the first final plat.
 15. Any utilities relocated during this development shall be relocated to a location compliant with the City's E. Division Street widening project at the developer's expense.
 16. Choke points or bulb outs shall be provided on the one-way roads between the buildings to provide traffic calming as shown on the plans.
 17. 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 (inclusive of curb width) to allow continuous pedestrian access with vehicle intrusions such as open doors.
 18. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
 19. The on-street bump outs shall not include tall landscaping such as shrubs that may block sight-distance.
 20. 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.
 21. All right-of-way cross sections shall include a minimum 0.5' buffer between the back of sidewalk and the right-of-way line.
 22. All alleys and one-way streets will be private.
 23. No parking shall be provided on the alleys.
 24. Sidewalks abutting parking shall be at least 7' wide (inclusive of curb width).
 25. All driveways and roads shall comply with TDOT's Highway Systems Access Manual.
 26. All pedestrian facilities shall comply with ADA and PROWAG standards.
 27. Adequate sight distance shall be provided at all intersections. Sight distance profiles shall be provided at FMDP.
 28. EPSC measures shall not be installed in the buffer.

WWUD:

1. The water lines shown are not WWUD's design.
2. Roadway improvements shown will require water line relocations which are not shown.

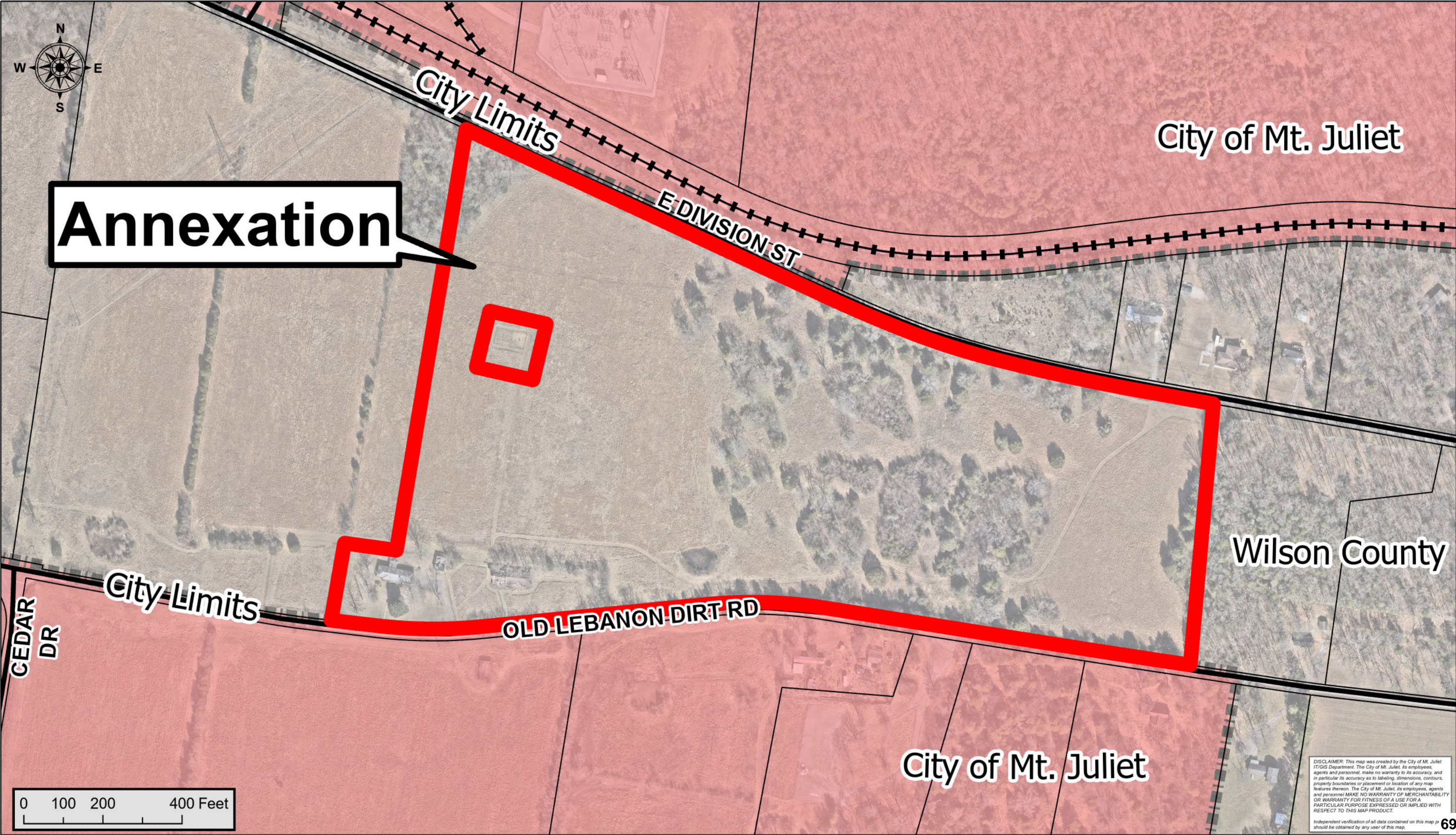
Wilson County Schools:

1. No Comments Received.



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:

James Maness, Mayor

ATTEST:

Sheila S. Lockett, MMC
City Recorder

APPROVED AS TO FORM:

Kenny Martin, City Manager

Samantha Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1175
10.B.

Agenda Date: 9/18/2025

Agenda #:

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: September 18, 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

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, pm dp and rezone only.* 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, outside the PUD boundary.

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 land use amendment required for multi-family has been heard once at the Board of Commissioners as of writing this report.

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

Future Land Use: There is a request to change the future land use from mixed use to multi-family. The requested classification does 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 and the Board of Commissioners has passed the land use amendment on first read.

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 DUE TO AGE RESTRICTED AND COURTYARD ARRANGEMENT

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) 55' 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 RECOMMEND

3. A waiver is requested to allow driveways on Road “A” (access street). **PUBLIC WORKS TO RECOMMEND**

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 RECOMMEND

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 as these were not heard at the initial review due to the land use amendment failing to receive support.

Recommendation: Staff recommends a positive recommendation to the Board of Commissioners for the annexation, plan of services, and the preliminary master development plan/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 for emergency services, with the immediate development to the south, McFarland Farms.
2. The amenities center building shall be approved via a separate site plan application to the Planning Department.
3. All amenities shall be completed by 75th certificate of occupancy.
4. All requirements of the City's subdivision regulations shall be adhered to, except any waivers approved.
5. All bulk standards 5-103a shall be adhered to except any waivers approved.
6. The 5-104.1 multi-family residential zoning regulations shall be adhered to, except any waivers and variances approved.
7. All requirements of 4-114 A shall be adhered to, except any waivers approved.
8. All wall mounted utility equipment shall be painted to match the façade it is attached to.
9. Screen residential HVAC units with landscaping and specify their location on the final master development plan submittal.
10. All building mounted exterior lighting fixtures shall be decorative.
11. Mail kiosks shall be covered, include designated parking and be well lit. Mail retrieval areas shall not count towards improved open space.
12. Brick shall be clay, baked and individually laid.
13. Stone shall be individually laid.
14. Provide a phasing plan, the cover sheet indicates there is one but there is not.
15. Provide decorative street lighting throughout per code requirements (ord 24-25), including at all entrances. Also, provide a streetlight typical at final master development plan. Maintenance and fees shall be the responsibility of the HOA.
16. 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.
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. Provide designated parking for the cemetery.
24. A complete landscape plan will be required at FMDP submittal.
25. Provide formalized elevations to include all materials and percentages at FMDP submittal.
26. Please provide information within the deeds and covenants, keeping this development age restricted in perpetuity.
27. Provide HOA covenants are restrictions for review.
28. Signage to be reviewed via separate application to the Planning Department.
29. Flammable landscape materials shall not be permitted within 3' from the amenity center.

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 to be accessed by the alley or private drive.
 - [ST-121] Waiver to allow the proposed 55' right-of-way cross section on Road B: SUPPORTED.
 - [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. Determination if public sewer allowance in an alley will be determined with FMDP submittal.
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 a 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. The developer has agreed to provide a 50' ROW dedication to the City for the City's widening project of East Division Street.
11. Road A shall be a public street and not gated.
12. The developer has agreed to designate the open space just south of the ROW dedication on East Division Street 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 City project progresses.
13. E. Division Street shall be improved to include a 12-foot-wide eastbound travel lane and a 4' paved shoulder (full depth asphalt section) with a 4:1 or flatter backslope along the project frontage. In addition, E. Division Street shall be resurfaced along the project frontage. The following considerations shall be included in the improvement:
 - The City will have to annex E. Division Street between Clemmons Road and Old Lebanon Dirt Road for this improvement to be made. The development team shall notify the Director of Engineering approximately 120 days prior to mobilization to start the annexation process.
 - This improvement shall be made before the signing of the first final plat.

- The backslope shall be free of any fixed object that is not crash rated.
14. A left-turn lane with at least 50' of storage and adequate taper shall be installed on E. Division Street at the project entrance. This improvement shall be made prior to the signing of the first final plat.
 15. Any utilities relocated during this development shall be relocated to a location compliant with the City's E. Division Street widening project at the developer's expense.
 16. Choke points or bulb outs shall be provided on the one-way roads between the buildings to provide traffic calming as shown on the plans.
 17. 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 (inclusive of curb width) to allow continuous pedestrian access with vehicle intrusions such as open doors.
 18. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
 19. The on-street bump outs shall not include tall landscaping such as shrubs that may block sight-distance.
 20. 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.
 21. All right-of-way cross sections shall include a minimum 0.5' buffer between the back of sidewalk and the right-of-way line.
 22. All alleys and one-way streets will be private.
 23. No parking shall be provided on the alleys.
 24. Sidewalks abutting parking shall be at least 7' wide (inclusive of curb width).
 25. All driveways and roads shall comply with TDOT's Highway Systems Access Manual.
 26. All pedestrian facilities shall comply with ADA and PROWAG standards.
 27. Adequate sight distance shall be provided at all intersections. Sight distance profiles shall be provided at FMDP.
 28. EPSC measures shall not be installed in the buffer.

WWUD:

1. The water lines shown are not WWUD's design.
2. Roadway improvements shown will require water line relocations which are not shown.

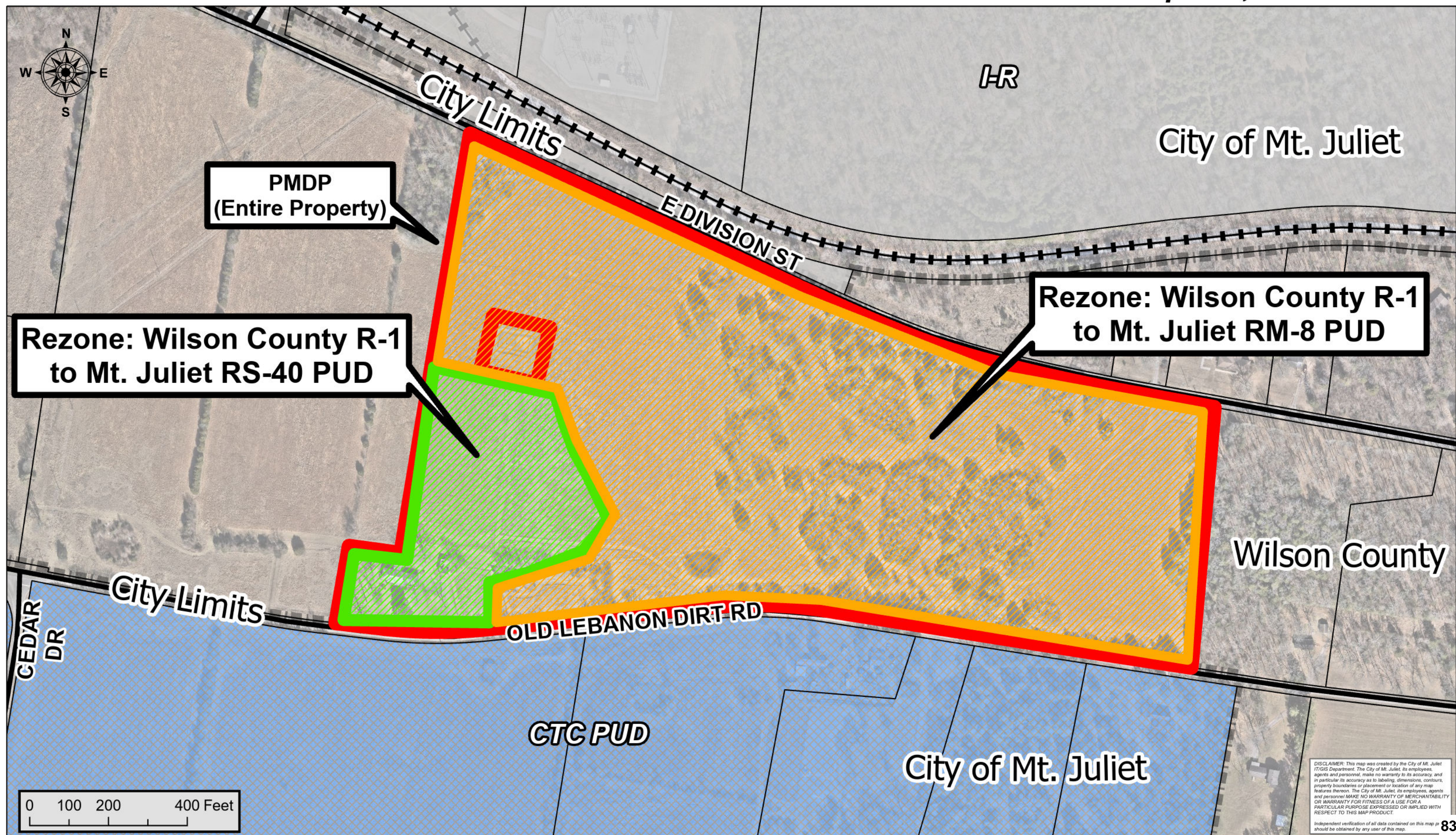
Wilson County Schools:

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

File #: 1392
11.A.

Agenda Date: 9/18/2025

Agenda #:

Title:

**Review the Rezone Request from OPS to CTC for 1316 Clearview Dr.



MEMORANDUM

Date: September 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 1316 Clearview Drive
Rezone
Map – 077
Parcel – 002.00 & 003.00

Request: Mr. Ken Powers of CRS Nashville, the property owner, requests rezone approval for the property located at 1316 Clearview Drive in District 3.

Analysis: The subject property is located on the corner of Clearview Drive and North Mt. Juliet Road and is directly across the street from West Wilson Middle School. The property currently is undeveloped and previously was utilized as a residence prior to the 2020 tornado. The request is a zoning change from OPS to CTC.

| REQUEST SUMMARY | Land Use Map Classification | Requested Classification | Current Zoning District | Requested Zoning District |
|--------------------|-----------------------------|--------------------------|-------------------------|---------------------------|
| 1316 Clearview Dr. | Neighborhood Commercial | N/A | OPS | CTC |

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

Zoning: Current zoning is OPS, requested as CTC, the land use plan is supportive of this request. Adjacent zoning districts include OPS to the north and south, along with RS-40 to the east and AR-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 OPS, office and professional service, to CTC, commercial town center, zoning at 1316 Clearview Drive. The City's land use plan supports this request.

Recommendation: Staff recommends forwarding the rezone request for 1316 Clearview Drive 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.

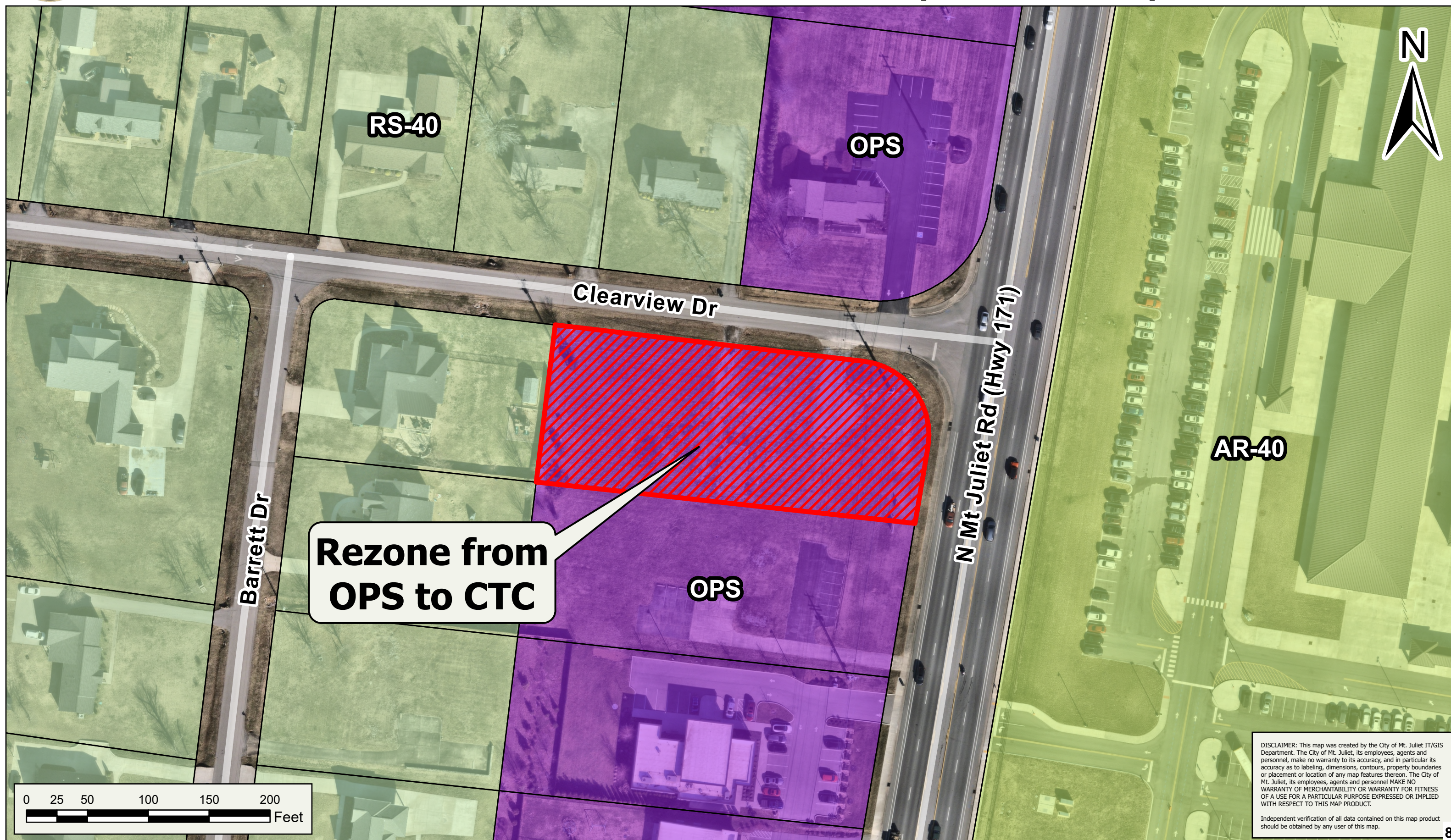
Wilson County Schools:

1. No Comments Received.



Exhibit B- Rezone

1316 Clearview Dr
Map 077H, Group C, Parcel 002.00





Mt. Juliet, Tennessee

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

Staff Report

File #: 1391
11.B.

Agenda Date: 9/18/2025

Agenda #:

Title:

**Review the Rezone Request from RS-40 to CMU for 6600 Central Pike.



MEMORANDUM

Date: September 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 6600 Central Pike
Rezone
Map – 097
Parcel – 018.00

Request: The property owner, James Huett, requests a rezone approval for the property located at 6600 Central Pike in District 3.

Analysis: The subject property is located on the south side of Central Pike, abutting Interstate I-40 and is just to the east of Pleasant Grove Road and west of the Central Pike overpass. The property currently houses a large shop and multiple tractor trailers, and various automobiles. The request is a zoning change from RS-40, low density residential, to CMU, commercial mixed use.

| REQUEST SUMMARY | Land Use Map Classification | Requested Classification | Current Zoning District | Requested Zoning District |
|------------------|-----------------------------|--------------------------|-------------------------|---------------------------|
| 6600 Central Pk. | Mixed Use | N/A | RS-40 | CMU |

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

Zoning: Current zoning is RS-40, requested is CMU. The land use plan is supportive of this request. Adjacent zoning districts include RS-20 to the east and RS-40 to the north. The adjacent property to the west is Wilson County and directly due south is I-40.

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 from RS-40, low density residential, to CMU, commercial mixed use, zoning at 6600 Central Pike. The City's land use plan supports this request, having a mixed use designation in this area.

Recommendation: Staff recommends forwarding the rezone request for 6600 Central Pike 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 CMU zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

Engineering:

1. No Comments

WWUD:

1. No Comments Received.

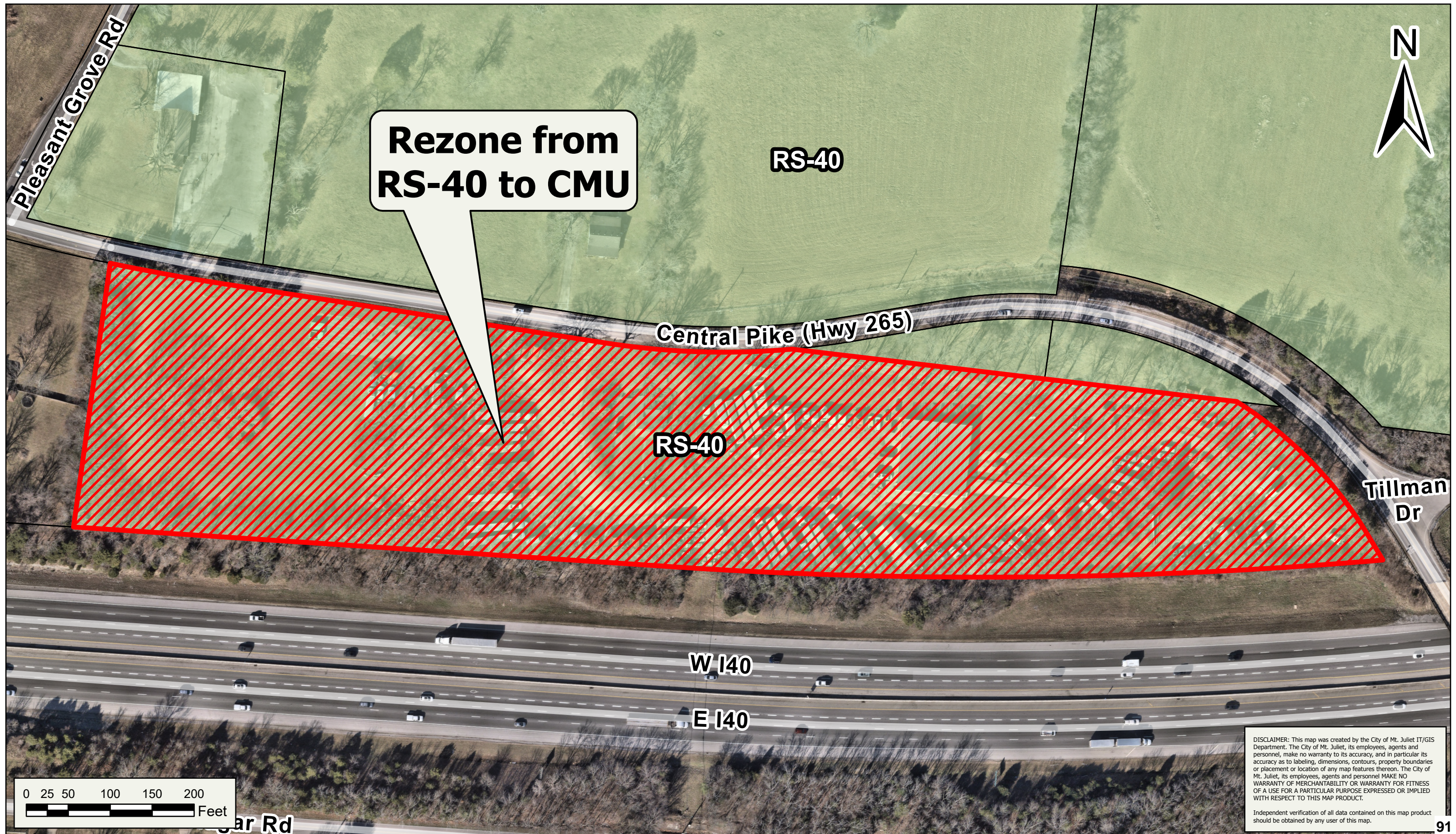
Wilson County Schools:

1. No Comments Received.



Exhibit B- Rezone

6600 Central Pike
Map 097, Parcel 018.00





Mt. Juliet, Tennessee

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

Staff Report

File #: 1390
12.A.

Agenda Date: 9/18/2025

Agenda #:

Title:

**Review the Annexation, including a Plan of Services, for 3150 Nonaville Rd.



MEMORANDUM

Date: September 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 3150 Nonaville Rd
Annexation
Map – 031
Parcel – 032.01

Request: Requested by Amani Kelly, on behalf of the owner Kane Cove LLC., the applicant is requesting approval for annexation of 19.56 acres at 3150 Nonaville Road, for a proposed subdivision and access to sewer.

Description: The subject property is approximately 19.56 acres, on one parcel on the north side of Nonaville Road, just east of the Singing Springs subdivision. The property is located within the City's urban growth boundary. The property is currently in Wilson County's jurisdiction and is zoned R-1. The applicant has previously met with staff in regard to a possible subdivision at this location, however no formal proposals have been provided at this time. The annexation would give the applicant the ability to access city sewer, if a subdivision is proposed in the future.

| REQUEST SUMMARY | Land Use Map | Requested Classification | Current Zoning | Requested Zoning |
|-----------------|----------------------------|--------------------------|----------------|------------------|
| 3150 Nonaville | Medium Density Residential | N/A | Wilson Co. R-1 | RS-40 Default |

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

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

Annexation: The property is located within the City's urban growth boundary. City limits are across Nonaville Road, approximately 2,700 feet from the subject site at the Royal Oaks subdivision. A plan of services is included.

Plan of Services: A plan of services will be included with the annexation should it be approved.

Summary: The reason for this request is to gain access to the City sewer system for a possible single family residential subdivision. The area is served by City sewer, approximately 830 feet to the direct south, across Nonaville Road. The site is within the City's UGB. The property will default to RS-40 zoning.

Recommendation: Staff recommends a positive recommendation to the Board of Commissioners for the annexation of 3150 Nonaville Road, subject to any conditions as noted below.

Planning and Zoning:

1. Should the annexation be approved, the zoning will default to RS-40 and all applicable regulations shall apply to the property.

Engineering:

1. No Comments

WWUD:

1. No Comments Received.

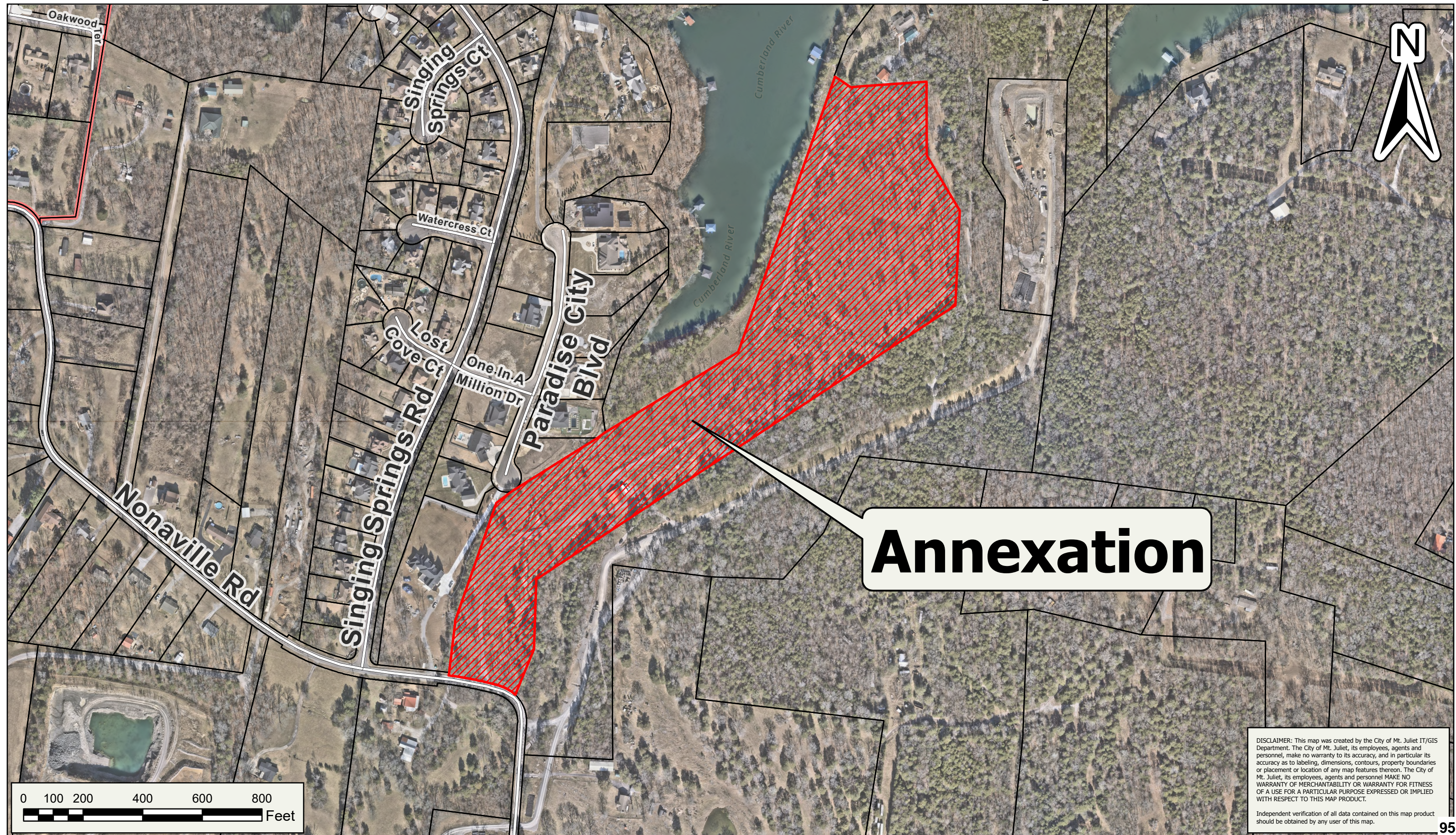
Wilson County Schools:

1. No Comments Received



Exhibit B- Annexation

3150 Nonaville Rd
Map 031, Parcel 032.01



RESOLUTION - 2025

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS KANE COVE, LOCATED AT 3150 NONAVILLE ROAD MAP 031 PARCEL 032.01, 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 Kane Cove located at 3150 Nonaville 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 3150 NONAVILLE 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/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: RS-40.

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:

James Maness, Mayor

ATTEST:

Sheila S. Lockett, MMC
City Recorder

APPROVED AS TO FORM:

Kenny Martin, City Manager

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1393
12.B.

Agenda Date: 9/18/2025

Agenda #:

Title:

**Review the Annexation, including a Plan of Services, for 2964 Old Lebanon Dirt Rd.



MEMORANDUM

Date: September 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 2964 Old Lebanon Dirt Road
Annexation
Map – 073
Parcel – 064.05

Request: Requested by Mariellen Hale, the property owner. The applicant is requesting approval for annexation of 6.58 acres at 2964 Old Lebanon Dirt Road for access to City sewer.

Description: The subject property is approximately 6.58 acres, on one parcel on the south side of Old Lebanon Dirt Rd, just east of the Kelsey Glen subdivision. The property is located within the City's urban growth boundary. The property is currently in Wilson County's jurisdiction and is zoned R-1. The annexation would give the applicant the ability to access city sewer.

| REQUEST SUMMARY | Land Use Map | Requested Classification | Current Zoning | Requested Zoning |
|---------------------------|----------------------------|--------------------------|----------------|------------------|
| 2964 Old Lebanon Dirt Rd. | Medium Density Residential | N/A | Wilson Co. R-1 | RS-40 Default |

Future Land Use Plan: The City's Future Land Use map identifies the property as medium density residential. Adjacent future land use classification to the east, west and south is medium density residential, and low density residential to the north. The applicant does not wish to nor need to change the future land designation.

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

Annexation: The property is located within the City's urban growth boundary. City limits are surrounding the property to the north, and approximately two properties to the east with the Kelsey Glen subdivision.

Plan of Services: A plan of services is included.

Summary: The reason for this request is to gain access to the City's sewer system. The area is served by City sewer, to the due east, approximately 564 feet inside the Kelsey Glen subdivision. The site is within the City's UGB.

Recommendation: Staff recommends a positive recommendation to the Board of Commissioners for the annexation of 2964 Old Lebanon Dirt Road, subject to any conditions as noted below.

Planning and Zoning:

1. Should the property be annexed it shall default to RS-40 zoning and be subject to any regulations applicable to RS-40 zoning.

Engineering:

1. No Comments.

WWUD:

1. No Comments Received.

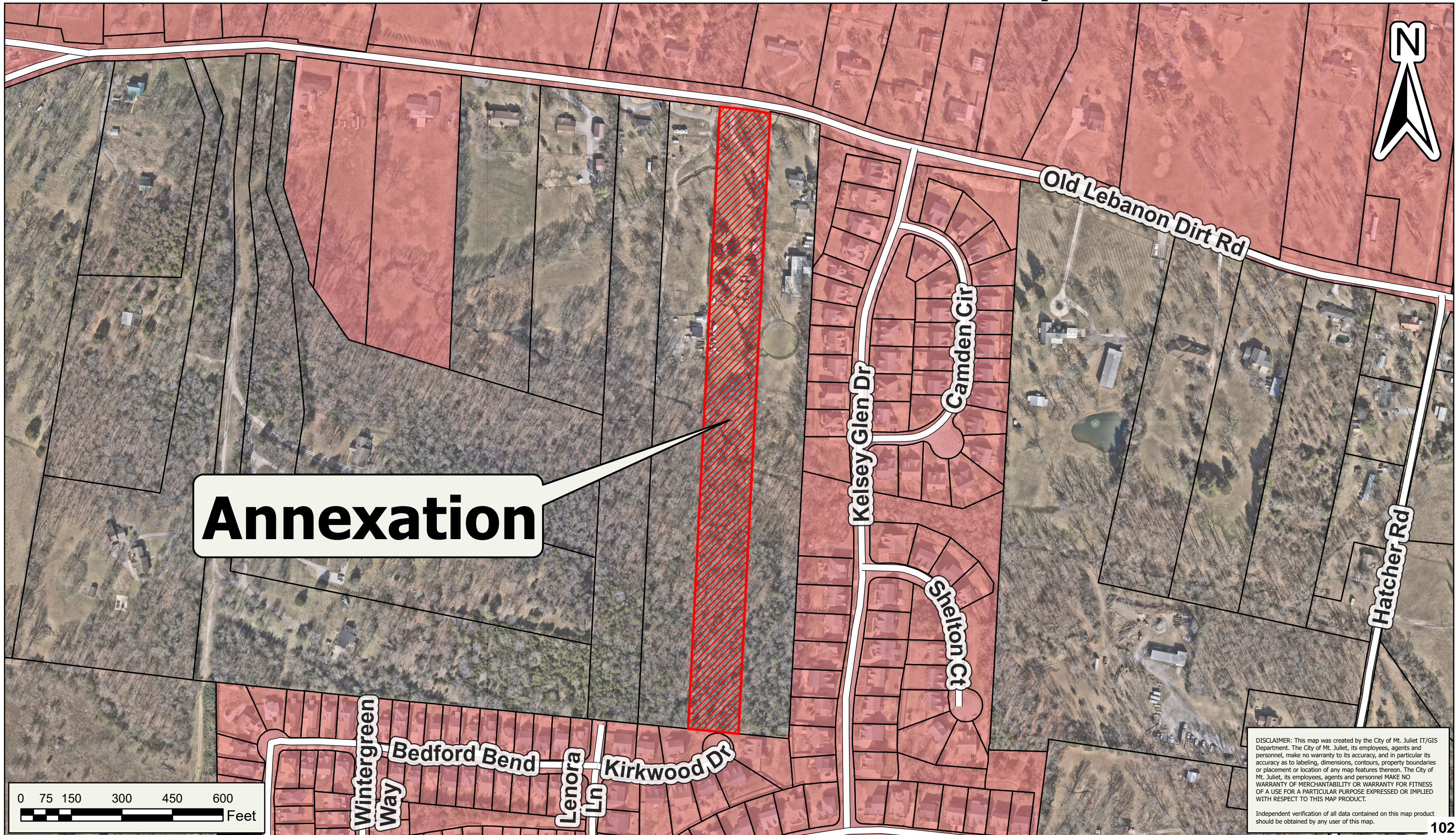
Wilson County Schools:

1. No Comments Received.



Exhibit B- Annexation

2964 Old Lebanon Dirt Rd
Map 073, Parcel 064.05



RESOLUTION - 2025

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE HALE PROPERTY, LOCATED AT 2964 OLD LEBANON DIRT ROAD MAP 073 PARCEL 064.05, 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 Hale Property located at 2964 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 2964 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/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.

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: 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:

James Maness, Mayor

ATTEST:

Sheila S. Luckett, MMC
City Recorder

APPROVED AS TO FORM:

Kenny Martin, City Manager

RESOLUTION - 2025

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1394
12.C.

Agenda Date: 9/18/2025

Agenda #:

Title:

**Review the Annexation, including a Plan of Services, for 8526 Saundersville Rd.



MEMORANDUM

Date: September 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 8526 Saundersville Road
Annexation
Map – 032
Parcel – 038.07

Request: Requested by Jonathan Rivers, with Zeitlin, on behalf of the property owner, the applicant, requests approval for annexation of 8526 Saundersville Road. This parcel has not been separately platted and is all inclusive under 8530 Saundersville Road. The request is for access to City sewer.

Description: The subject property is approximately 17.5 acres, on one single parcel on the east side of Saundersville Road. The property is located within the City's urban growth boundary. The property is currently in Wilson County's jurisdiction and is zoned R-1. The annexation would give the applicant the ability to access City sewer.

| REQUEST SUMMARY | Land Use Map | Requested Classification | Current Zoning | Requested Zoning |
|------------------------|----------------------------|--------------------------|----------------|------------------|
| 8526 Saundersville Rd. | Medium Density Residential | N/A | Wilson Co. R-1 | RS-40 Default |

Future Land Use Plan: The City's future land use map identifies the property as medium density residential. Adjacent future land use classification to the east, west, north and south is medium density residential. The applicant does not wish to nor need to change the future land designation.

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

Annexation: The property is located within the City's urban growth boundary. City limits are surrounding the property on all sides.

Plan of Service: A plan of services is included.

Summary: The reason for this request is to gain access to the City sewer system. The area is served by City sewer that runs parallel to the property along Saundersville Road. The site is within the City's UGB. This property currently incorporates two single family residences on one lot, shown

as 8530 Saundersville Road. The applicant is requesting to annex in a portion of this property to incorporate one of the two single family residences. This property must be subdivided and platted to separate the two residences/lots. The zoning will default to RS-40.

Recommendation: Staff recommends a positive recommendation to the Board of Commissioners for the annexation of 2964 Old Lebanon Dirt Road, subject to any conditions as noted below.

Planning and Zoning:

1. The property must be subdivided to incorporate 8526 as a separately platted lot. Two single family homes cannot be on the same lot.
2. Annexation shall be contingent on a final plat, separating the parcel into two lots, being approved before final read at the Board of Commissioners.
3. Should the property be annexed, the zoning will default to RS-40 and all applicable regulations for RS-40 shall apply.

Engineering:

1. No Comments.

WWUD:

1. No Comments Received.

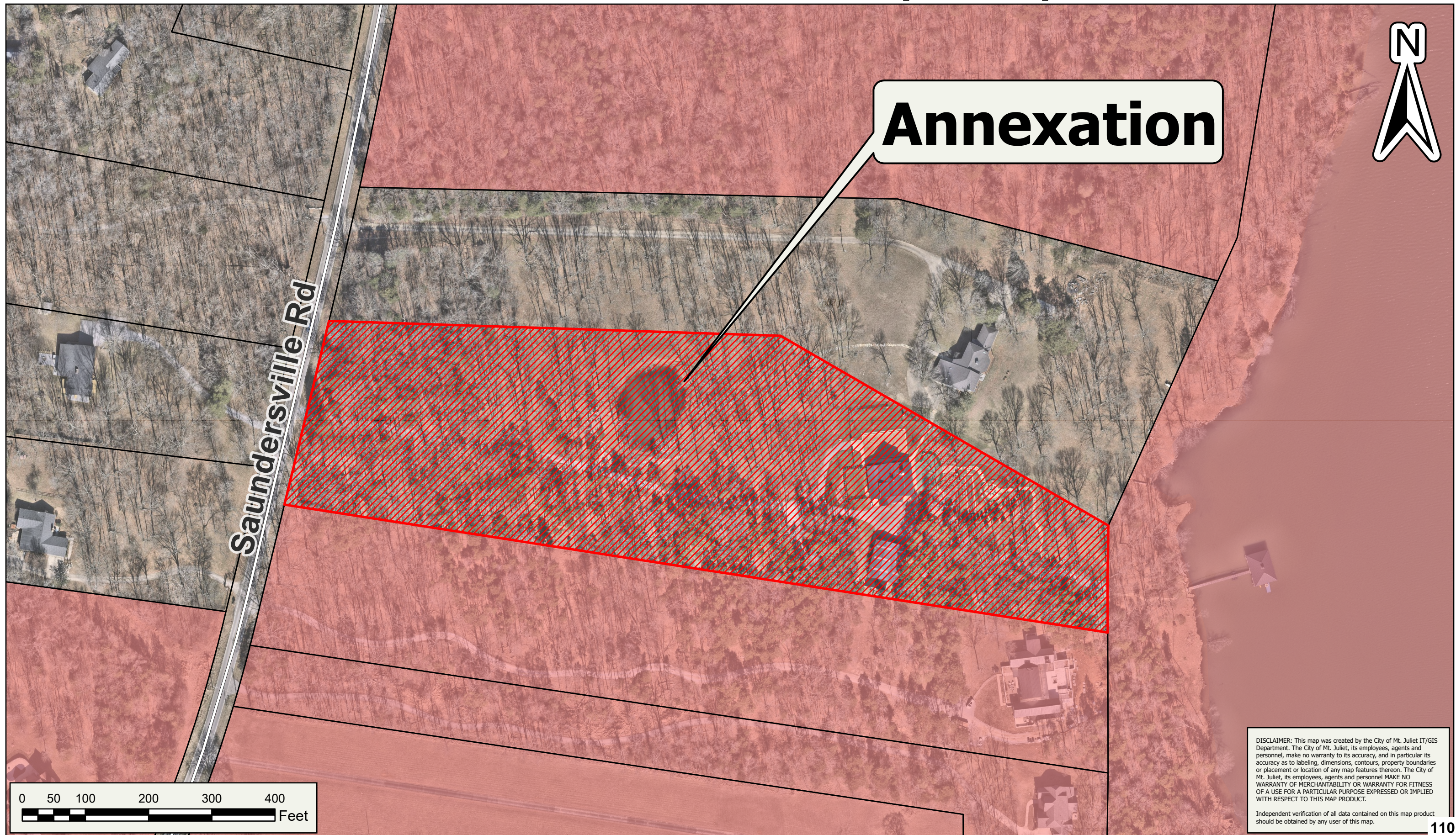
Wilson County Schools:

1. No Comments Received.



Exhibit B- Annexation

8526 Saundersville Rd
p/o Map 032, Parcel 038.07



RESOLUTION - 2025

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE CHAPMAN PROPERTY, LOCATED AT 8526 SAUNDERSVILLE ROAD MAP 032 PARCEL P/O 038.07, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY:

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

WHERAS, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of property known as Chapman Property located at 8526 Saundersville Road, In Wilson County, Tennessee, as described herein;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE THAT THE PROPERTY LOCATED AT 8526 SAUNDERSVILLE ROAD, IN WILSON COUNTY, TENNESSEE IS ADOPTED.

A. Police:

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

B. Fire:

1. The City of Mt. Juliet will assume primary responsibility for Fire Protection/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.

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: 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:

James Maness, Mayor

ATTEST:

Sheila S. Luckett, MMC
City Recorder

APPROVED AS TO FORM:

Kenny Martin, City Manager

RESOLUTION - 2025

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1406
13.A.

Agenda Date: 9/18/2025

Agenda #:

Title:

**Review the Zoning Ordinance Amendment to Article V, VI & VII Building Height



M E M O R A N D U M

Date: September 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Zoning Ordinance Amendment
Articles V, VI & VII, Sections 5-103a, 5-103.4, 6-103a,
6-103.3 & 7-103a
Bulk Regulations, Maximum Building Height

Request: The city desires to amend the maximum permitted height of structures in all zoning districts to align with the requirements of the most recent fire and building codes, IRC, IBC & IFC, as shown below. Yellow highlights indicate additions; red highlights indicate removal.

| Table 5-103a. Height, Density, Lot Size, Open Space And Impervious Coverage Ratios Applicable Within Residential Districts | | | | | | | | | | | | | |
|---|--|------------------------|--------------------------------|-------|-------|-------|-------|-------|-------|------|-------|------|-------|
| | | | | AR-40 | RS-40 | RS-30 | RS-20 | RS-15 | RS-10 | R-10 | R-MHP | RM-8 | RM-16 |
| I. | Maximum lot coverage by all buildings (as a % of lot area) | | | 15 | 15 | 18 | 25 | 30 | 35 | 40 | (1) | 50 | 50 |
| II. | Minimum zone lot requirements | | | | | | | | | | | | |
| | A | Area (x 1,000 sq. ft.) | | | | | | | | | | | |
| | | 1 | Lot not served by public sewer | 40 | 40 | 40 | 40 | 40 | N/A | N/A | N/A | N/A | N/A |
| | | 2 | Lot served by | 40 | 40 | 30 | 20 | 15 | 10 | 10 | 5 | 5 | 5 |

**Table 5-103a. Height, Density, Lot Size, Open Space And Impervious Coverage Ratios
Applicable Within Residential Districts**

| | | | | AR-40 | RS-40 | RS-30 | RS-20 | RS-15 | RS-10 | R-10 | R-MHP | RM-8 | RM-16 |
|------|---|--|---------------------|--------|--------|--------|--------|--------|--------|--------|---------------------|---------------------|--------|
| | | | public sewer | | | | | | | | | | |
| | B. | Minimum lot width at the building line | | | | | | | | | | | |
| | | 1. | Residential use (2) | 125 | 125 | 100 | 100 | 75 | 60 | 60 | (1) | 50 | 50 |
| | | 2. | Other uses | 150 | 150 | 125 | 125 | 100 | 100 | 100 | 100 | 100 | 100 |
| III. | Minimum development area per dwelling or rooming unit (x 1,000 sq. ft.) | | | N/A | N/A | N/A | N/A | N/A | N/A | 7.5 | 5.5 | 5.5 | 2.7 |
| IV. | Maximum height (in feet) | | | Note 3 | Note 3 | Note 3 | Note 3 | Note 3 | Note 3 | Note 3 | Note 3 | Note 3 | Note 3 |
| V. | Minimum yard requirements (in feet) | | | | | | | | | | | | |
| | A. | Residential buildings | | | | | | | | | | | |
| | | 1. | Front | 50 | 50 | 35 | 30 | 30 | 30 | 30 | (1) | 20 | 20 |
| | | 2. | Side | 25 | 25 | 20 | 20 | 10 | 8 | 8 | (1) | 8 | 8 |
| | | 3. | Rear | 40 | 40 | 20 | 20 | 20 | 15 | 15 | (1) | 20 | 20 |
| | B. | Other buildings | | | | | | | | | | | |

**Table 5-103a. Height, Density, Lot Size, Open Space And Impervious Coverage Ratios
Applicable Within Residential Districts**

| | | | | AR- 40 | RS- 40 | RS- 30 | RS- 20 | RS- 15 | RS- 10 | R- 10 | R- MHP | RM- 8 | RM- 16 |
|--|--|---|--|-----------|-----------|-----------|-----------|-----------|-----------|----------|-----------|----------|-----------|
| | | 1 | Front | 60 | 60 | 60 | 60 | 50 | 40 | 40 | 30 | 30 | 30 |
| | | 2 | Side | 35 | 35 | 30 | 30 | 20 | 20 | 20 | 20 | 20 | 20 |
| | | 3 | Rear | 50 | 50 | 30 | 30 | 30 | 25 | 25 | 20 | 20 | 20 |
| VI | | | Maximum impervious surface ratio (as % of lot area) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 60 | 70 | 70 |
| (1) See subsection 5-104.2. | | | | | | | | | | | | | |
| (2) In addition to the minimum lot width requirement, no lot shall exceed a width to depth ratio of 4:1. | | | | | | | | | | | | | |
| (3) Reference currently adopted IRC, IBC & IFC as applicable. | | | | | | | | | | | | | |

5-103.4 Height regulations.

1. *Basic requirements.* The maximum permitted height for buildings shall not, except as provided in subpart 2 of this section, exceed that set forth for the various residential districts in table 5-103a.
2. *General exception to height regulations.* The height limitation contained in the district regulations does not apply to spires, belfries, cupolas, radio towers, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the eave height of a building and not intended for human occupancy.
3. *Buildings to be approved by fire department.* Any building exceeding 35 feet in height shall be approved by the fire department prior to the issuance of any building permit. The fire department may stipulate special fire protection measures as a condition of approval of any such structure. In any such instance, the protection measures specified by the fire department shall become a supplemental design provision applicable to such use.

Table 6-103a. Height, Bulk, Lot Size and Open Space Requirements Within Mixed Use and Commercial Districts

| [Height, Lot Size and Open Space Requirements] | | | Zone Districts | | | | | | |
|--|---|---|----------------|--------|--------|--------|--------|--------|--------|
| | | | CG | CI | CMU | CNS | OPS | CTC | CRC |
| I. | Provisions applicable to commercial, industrial and community facilities activities | | | | | | | | |
| | A. | Maximum lot coverage by all buildings (as percentage of total lot area) | 50 | 50 | 50 | 30 | 40 | 50 | 50 |
| | B. | Maximum impermeable surface ratio (as percentage of total lot area) | 80 | 80 | 80 | 70 | 70 | 70 | 70 |
| | C. | Minimum area requirement for zone lots (in thousands of square feet) | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| | D. | Minimum lot width (in feet measured at the building line) Note. see section 6-103.3(2) or (3) | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| | E. | Maximum height (in feet) | Note 4 | Note 4 | Note 4 | Note 4 | Note 4 | Note 4 | Note 4 |
| | F. | Minimum yard requirements | | | | | | | |
| | | Front | 30 | 30 | 30 | 30 | 30 | 30 | 30 |
| | | Side (3) | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| | | Rear | 20 | 20 | 20 | 20 | 20 | 20 | 20 |
| II. | Provisions applicable to residential activities (Note. see subsection 6-104.1.) | | | | | | | | |
| (1) | The minimum zone lot shall [be] as required to meet other provisions of the district. | | | | | | | | |
| (2) | At all points along the boundary separating any commercial district from any residential the special yard and setback provisions of subsection 6-103.4, subpart 6, shall apply. | | | | | | | | |
| (3) | See subsection 6-103.4, subpart 7, for party wall provisions. | | | | | | | | |
| (4) | Reference currently adopted IRC, IBC & IFC as applicable. | | | | | | | | |

6-103.3 *Height regulations.*

1. *Basic requirements.* The maximum permitted height for buildings shall not, except as provided in [subpart] subsection 2, 3 or 4 of this [sub]section exceed the height set forth for the various commercial districts in table 6-103A.
2. *General exception to height regulations.* The height limitation contained in the district regulations does not apply to spires, belfries, cupolas, radio towers, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.
3. *Buildings in excess of 35 feet near the interstate.* Buildings located within ½-mile of an existing or planned 1-40 interchange, and zoned Commercial Interchange (CI) or Commercial Mixed Use (CMU) may exceed the 35 feet height limit as contained in table 6-103A as follows:
 - a. In no case shall any building exceed a height of 70 feet or six stories, whichever is less; and
 - b. This height exemption shall be for office, hotel, and multi-family uses only.
4. *Buildings in excess of 35 feet near the Town Center (downtown area).* Buildings located within ½-mile of the existing Music City Star rail station, and zoned commercial, may exceed the 35 feet height limit as contained in table 6-103A as follows:
 - a. In no case shall any building exceed a height of 50 feet or four stories, whichever is less; and
 - b. This height exemption shall be for office, retail, educational, multi-family and transient habitation (hotel) uses only.

Table 7-103A. Bulk Regulations for Industrial Districts

| [Bulk Regulations] | | Districts | | |
|---|---|-----------|----------|--------|
| | | I-R | I-G | I-S |
| I. Maximum lot coverage by buildings (as percent of total lot area) | | 50 | 50 | 50 |
| II. Maximum impermeable surface ratio (as percent of lot area) | | | | |
| | A. Lots two acres or less | 80 | 80 | 80 |
| | B. Lots greater than two acres | 70 | 70 | 70 |
| III. Minimum zone lot requirements | | | | |
| | A. Area (in thousands of square feet) | 40 | 40 | (1) |
| | B. Width (in feet, measured at building line) | 100 | 100 | 150 |
| IV. Maximum Height (in feet) | | Note 1 | Note 1 | Note 1 |
| V. Minimum yard requirements (in feet) | | | | |
| | A. Front | 20 | 20 | (4) |
| | B. Side | (2), (5) | (2), (5) | (4) |

| Table 7-103A. Bulk Regulations for Industrial Districts | | | | |
|---|--|-----------|--------|-----|
| [Bulk Regulations] | | Districts | | |
| | | I-R | I-G | I-S |
| | C. Rear | 20 (3) | 20 (3) | (4) |
| (1) | Reference currently adopted IBC & IFC as applicable. | | | |

Summary: The proposed amendments remove the 35' maximum building height regulation for commercial and residential structures and replaces it with the regulations found in the IBC, IFC & IRC. The amendment removes the 50' maximum building height regulation and replaces it with the regulations found in the IBC & IFC.

Recommendation: Staff recommends forwarding this zoning ordinance amendment to Articles V, VI & VI, Maximum Building Height, to the Board of Commissioners with a positive recommendation.