



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

Resources: Jon Baughman, City Planner, Jill Johnson, Planner I, Shane Shamanur, Director of Engineering, Gino Marchetti/Charles Michels - City Attorney

1. Call to Order

Chairman Winchester called the meeting to order.

2. Set Agenda

Chairman Winchester stated that item 6.A was added to the agenda.

3. Staff Reports

Staff reviewed their reports and updated the commission on projects.

4. Citizen's Comments

Charles Lowry 131 Lane Dr. spoke out against item 8.D, E., & F. Requested a 5ft drainage pipe be installed under the road at the double curve and requested NW Rutland be 4 lanes.

Lynn Bear, Verona Hills. Spoke out against items 8.F, G, & H.

Colleen Richards, 145 N Greenhill Rd. spoke of concerns of a barrier around the Greenhill Rd Commercial Project.

5. Minutes Approval

5.A. Review the Minutes from the June 20, 2024, Planning Commission Meeting.

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

RESULT: APPROVED

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

Absent: Commissioner Searcy

Abstain: Hefner

6. Consent Agenda

Preston George requested Greenhill Road Commercial Mass Grading be pulled off consent.

Motion to pull Greenhill Rd Commercial Mass Grading off consent Preston George 1st Scott Hefner 2nd Luke Winchester & Preston George against, passed.

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

RESULT: APPROVED

MOVER: David Rast

SECONDER: Gerard Bullock

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

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

Absent: Commissioner Searcy

Absent: Commissioner Searcy

6.A. **AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF MT. JULIET, TENNESSEE, BY REPEALING SECTION 14-109.2 THRU 14.10.9.4.c TO COMPLY WITH TCA 6-5-102, 6-51-04 AND 13-7-203, REGARDING THE NOTIFICATION PROCESS FOR ANNEXATIONS

Preston George, requested we add a requirement to have the signs placed.

Commissioner Hefner, asked if we need to defer some of the items on our agenda because of the new state law being heard in item 6.A.

Charles Michaels, advised we defer 8.D. and 8.G. because of the new state law surrounding Public Notice.

A motion was made by Vice Chair Rast, seconded by Commissioner Bullock, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 8/12/2024. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Gerard Bullock

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

Absent: Commissioner Searcy

6.B. Review the Mass Grading Plan for New Tribe Church, located at 260 Clemmons Road.

Planning Comments:

- 1.No Comments

Engineering Comments:

- 1.The concept plan should include sidewalk grading along the driveway and along Clemmons Road.
- 2.Surveyor needs to sign boundary exhibit.
- 3.In order to preserve as many trees as possible, silt fencing and erosion control measures shall be placed on the interior of the landscape buffer and not on the property line.

WWUD Comments:

- 1.Add a note that all fill placed in WWUD’s easement shall be per WWUD’s specifications.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: David Rast

SECONDER: Gerard Bullock

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

Absent: Commissioner Searcy

6.C. Review the Site Plan for Waffle House, located at 12085 Lebanon Road.

Planning Department:

- 1.Wall mounted exterior lighting fixtures shall be a decorative sconce variety. Wall packs are not permitted and should be removed from the typical details on sheet C10.
- 2.Provide a pedestrian access door to the dumpster corral.
- 3.Revise cover page to include Site Plan on Main label.
- 4.Provide additional lighting at ingress/egress along with the access easement connection.
- 5.Show location of proposed decorative aluminum fence.
- 6.Provide additional crosswalks, and safety measures for customers and employees on Southern parking areas to the East and West.
- 7.Identify the shared or joint access easement with the parcel to the East, on the plans or provide evidence otherwise prior to the submittal of construction documents.
- 8.All poles, posts and bollards shall be painted black or a color complimentary to the building façade, not yellow nor red. Channel posts and wheel stops are prohibited.
- 9.Landscape plans shall be addressed prior to the submittal of construction plans. Verify the location of the trees in the streetscape do not encroach into utility easements.
- 10.Signage to be reviewed under a separate application to the Planning Department.
- 11.All requirements of the commercial design guidelines, 6.103.7, shall be adhered to.

Engineering Department:

- 1.Landscaping plans shall be approved prior to the approval of construction plans.
- 2.All sidewalks, trails, curb ramps, and crosswalks shall meet ADA compliance.
- 3.ADA parking must be as close as practical to the front entrance.

- 4.The centerline of the driveway must align with Sunset Drive.
- 5.The driveway shall be striped to include a 24” stop bar and 6” DSYL centerline from Lebanon Road to the first parking row.
- 6.The driveway shall install a stop sign at Lebanon Road.
- 7.Guard rail is required on both sides of the driveway culvert crossing.
- 8.The pedestrian walkway must be behind a raised curb. It may not be level with the travel way.
- 9.Truck turning template for dumpster removal shall be provided.
- 10.Staff requests that the developer clean up the stream channel at the culvert crossing (ARAP required) during construction.
- 11.Preliminary drainage report under review. A comprehensive review of the drainage report will take place at the construction plan review.
- 12.Surveyor shall stamp and sign proposed survey submitted.
- 13.Surveyor or Certified Floodplain Surveyor to provide a certified finished floor elevation of any proposed structure before land disturbance permit is issued. City requirements are to show 4 feet above highest adjacent grade. Provide an elevation certificate showing proper elevations before the issuance of land disturbance permit. *Currently, this submittal does not meet the Zone A requirements of the City of Mt Juliet code.*
- 14.Provide Engineering Department cut and fill calculations for approval before the issuance of the land disturbance permit.
- 15.Property is in FEMA Flood Zone A. Owner can submit to FEMA for a Letter of Map Revision (LOMR) to adequately show the proposed building are being constructed out of Flood Zone A. This would satisfy the National Flood Insurance Program regulations and may change the owner’s requirements for flood insurance.
- 16.This development shall comply with the City Floodplain Ordinance Section 8-305.5.
- 17.No section of the turndown sidewalk may be flush with the pavement.
- 18.Continue the sidewalk into the westernmost parking channel. Provide an ADA compliant crossing to the turndown sidewalk.
- 19.Site Note #10 shall state compressive strength of 3,500 psi.
- 20.TDOT shall ultimately approve the driveway permit prior to construction.
- 21.Engineer shall date the plans.

Wilson County Schools:

- 1.No Comments Provided

West Wilson Utility District:

- 1.The existing 12” water line along Lebanon Road is not shown.
- 2.Add a note stating the backflow device will be per WWUD specifications.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: David Rast

SECONDER: Gerard Bullock

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

Absent: Commissioner Searcy

7. Mass Grading Plans

7.A. Review the Mass Grading Plan for Greenhill Road Commercial, located on the northwest corner of North Greenhill Road and Lebanon Road.

Planning & Zoning:

1.No Comments

Engineering Comments:

- 1.Previous PMDP/PUD conditions apply.
- 2.Hydrologic determination (HD) was submitted, but incomplete. PMDP/PUD conditions state that HD was to be completed for ditch running parallel along Lebanon Road. The full area was not analyzed and shall be analyzed prior to the issuance of the land disturbance permit.
- 3.Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at the construction plan review.
- 4.Notes on Utility sheets are inconsistent with the plans. What impacts will occur to the force main as WWUD is requiring water line under N Greenhill Road to be relocated?

WWUD Comments:

- 1.The existing 20” water line along North Greenhill Road shall be relocated out from under proposed paving, sidewalk and away from the storm lines.
- 2.It appears that there is still a proposed headwall within 10’ of the existing 12” water line.
- 3.Water line extensions, relocations and fire hydrants shall be designed by WWUD once the fees are paid and files provided.
- 4.Storm and sewer lines which cross water lines shall have a minimum of 18” vertical clearance.

A motion was made by Commissioner Bullock, seconded by Commissioner Armistead, that this Action Item be approved with the conditions listed below. The motion carried by the following vote:

RESULT: APPROVED WITH CONDITIONS

MOVER: Gerard Bullock

SECONDER: Linda Armistead

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

Nay: Hefner, and Commissioner George

Absent: Commissioner Searcy

8. Land Use Amendments, Annexations, Preliminary Master Development Plans & PUD Amendments

8.A. **Review the Land Use Plan Amendment from Neighborhood Commercial and Parks and Greenways to Low Density Residential for 4470 Old Lebanon Dirt Road. Staff reviewed their reports and answered questions from the commission.

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

RESULT: **POSITIVE RECOMMENDATION

MOVER: Scott Hefner

SECONDER: Preston George

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

Absent: Commissioner Searcy

8.B. AN ORDINANCE TO REZONE THE PROPERTY LOCATED 4470 OLD LEBANON DIRT ROAD, MAP 077, PARCEL 026.00, FROM OPS TO RS-40.

Staff reviewed their reports and answered questions from the commission.

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

RESULT: **POSITIVE RECOMMENDATION

MOVER: Scott Hefner

SECONDER: David Rast

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

Absent: Commissioner Searcy

Enactment No: 2024-39

8.C. **Review the Land Use Plan Amendment from Mixed Use to High Density Residential for the 782 NW Rutland Road Subdivision, located at 782, 870 & 908 NW Rutland Road.

Staff reviewed their reports and answered questions from the commission.

Chairman Winchester acknowledged that on items 8.C., D., & E. the commission was presented with a citizen petition against this project.

Tom White, 36 Oak Ct Nashville, spoke out against the project.

Miranda King 830 NW Rutland Rd spoke out against the project.

Patricia O'Brien, 668 NW Rutland Rd, spoke out against the project.

Debbie Smith, 908 NW Rutland Rd, spoke out in favor of the project.

A motion was made by Commissioner George, seconded by Commissioner Hefner, that this Ordinance be given a negative recommendation. The motion carried by the following vote:

RESULT: NEGATIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Scott Hefner

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

Absent: Commissioner Searcy

- 8.D. **Review the Annexation and Plan of Services for the 782 NW Rutland Road Subdivision, located at 782, 870 & 908 NW Rutland Road.

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

RESULT: DEFERRED INDEFINITELY

MOVER: Luke Winchester

SECONDER: Gerard Bullock

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

Absent: Commissioner Searcy

- 8.E. **Review the Preliminary Master Development Plan PUD, including a rezone from R-1 to RS-15 PUD for the 782 NW Rutland Road Subdivision, located at 782, 870 & 908 NW Rutland Road.

Staff reviewed their reports and answered questions from the commission. Ryan Lovelace, Civil Site Design Group was called to speak. Requested an indefinite deferral on item 7.C., D. & E.

This Ordinance was deferred indefinitely to the Board of Commissioners due back on 1/9/2051

RESULT: DEFERRED INDEFINITELY

- 8.F. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS SILVER SPRINGS PH. 8-13 LOCATED AT 9621 LEBANON ROAD, MAP 054, PARCEL 045.00, FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL.

Mike Roe, Lose Design, 1274 Falcon Hill Rd Watertown, represented the project.

Matt Davenheart, 505 Karen Ct, spoke out against the project specifically to blasting.

Phillip Stagner, 153 Karen Dr., spoke out against the project.

Ray Justice, City Commissioner District 1, spoke out against the project and asked for the lowest density possible in district 1. Commissioner Justice called for RS-40 zoning over the project.

Jon Baughman stated a PUD still has to meet the overall density for the zoning.

Carlos Guss 415 Golden Grove asked about widening improvements on Benders Ferry. Shane Shamanur, stated the road is being widened to 3 lanes up to near

Mays Chapel Rd by the Benders Cove & Treymor developments.

Chairman Winchester made a motion for a positive recommendation, there was no second, motion failed.

A motion was made by Commissioner George, seconded by Commissioner Hefner, that this Ordinance be given a negative recommendation. The motion carried by the following vote:

RESULT: NEGATIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Scott Hefner

Aye: Vice Chair Rast, Commissioner Christenson, Hefner, Commissioner George, and Commissioner Armistead

Nay: Chairperson Winchester

Absent: Commissioner Searcy, and Commissioner Floyd

Abstain: Bullock

- 8.G. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 47.39 ACRES, PROPERTY KNOWN AS SILVER SPRINGS PH. 8, LOCATED 9621 LEBANON ROAD, MAP 054, PARCEL 045.00, AND LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY.

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

RESULT: DEFERRED

MOVER: Preston George

SECONDER: Gerard Bullock

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

Absent: Hefner, and Commissioner Searcy

Enactment No: 2025-03

- 8.H. AN ORDINANCE TO REZONE APPROXIMATELY 47.39 ACRES OF PROPERTY AT 9621 LEBANON ROAD, MAP 054, PARCEL 045.00 FROM WILSON COUNTY A-1 TO RS-20 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR SILVER SPRINGS PH. 8

Staff reviewed their reports and answered questions from the commission.

Commissioner Hefner spoke to PZ condition #14 and his support for the blasting restrictions.

Chairman Winchester, echoed Commissioner Hefner's blasting restrictions and explained project details to the citizens in the audience.

Tim Osborn, 503 Karen Ct, spoke out against the project and that the 500 ft radius

pertaining to the blasting might need to be bigger.

Kenneth Blankenship, 303 Midtown Trail, spoke out against the project.

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

RESULT: **NEGATIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Scott Hefner

Aye: Vice Chair Rast, Commissioner Christenson, Hefner, Commissioner George, Commissioner Armistead, and Commissioner Floyd

Nay: Chairperson Winchester

Absent: Commissioner Searcy

Abstain: Bullock

Enactment No: 2025-04

9. Site Plans

9.A. Review the Site Plan for Tim Horton’s located at 10576 Lebanon Road.

Staff reviewed their reports and answered questions from the commission.

Planning Department:

1. Identify the shared or joint access easement on the plans or provide evidence otherwise prior to the submittal of construction documents.
2. Provide additional pedestrian crosswalks at Southeast corner of drive-thru exit for pedestrian safety accessing the parking spaces to the South.
3. Provide elevation colors and manufacturers.
4. Wall lighting must be decorative in nature. Wall packs are prohibited.
5. Provide additional crosswalks, and safety measures for employees accessing the shared Dumpster on the South end of the property.
6. Gas pump parking spaces are prohibited from proposed parking calculation requirements. Show the location and number each parking space, as parking count is not calculated as shown.
7. Clarify if the shed as shown, was pre-existing and an approved structure.
8. All requirements of the commercial design regulations, 6-103.7, guidelines, shall be adhered to.
9. Brick shall be clay, baked and individually laid.
10. All poles, posts and bollards shall be painted black, or a color complimentary to the building façade, not yellow nor red. Channel posts and wheel stops are prohibited.
11. Landscape plans comments shall be addressed prior to the submittal of construction plans. Verify location of trees in streetscape do not encroach into utility easements.
12. Signage to be reviewed via separate application through the Planning Department. Pylon signs are prohibited.
13. The use of the branding color red, shall be limited to minimal accents on the building.
14. The rear of the tower decorative element as shown on the South Elevation will need to be

- brick or stone. 15. Dumpster enclosure shall adhere to section 6.103.7.7, to include a steel opaque gate designed to complement the wall materials used.
16. Show location of proposed decorative aluminum fence in call out.
17. Provide elevations for the proposed office space addition on the existing convenience store. Explain the reason for additional office space on the convenience store
18. Correct General note #5 to show all signage goes through the Planning Department at 615-773-6283.
19. Correct General notes on Page C2.00, #3, & #5 are duplication of #8.
20. On page C5.00, correct notes #12 and #15 as they are duplicated.
21. On page C5.00, call out color of bike rack, and show location.
22. On page C5.00, show decorative trash cans and location.
23. On page C5.00, dumpster gate detail notes are not legible.
24. Recommend a rear entrance into the convenience store location.

Engineering Department:

1. Water quality measures are required and shall be addressed at construction plan review; stream buffer is 60' if modification made outside existing conditions (as stream is listed as 303d).
2. Any development within Zone AE shall be subject to FEMA approval (CLOMR-F). Cut/Fill calculations might be required at construction plan review.
3. Install 6' sidewalk along Lebanon Road frontage (no grass strip).
4. Provide a sidewalk along the east side of the site instead of the crosswalk running through the vehicle loading area.
5. Install 6' sidewalk along Park Glen Dr. frontage with a 2' grass strip beginning from just south of the Park Glen Dr driveway. Standard detail will be provided during the construction plan review.
6. Lebanon Road access subject to TDOT review and approval.
7. The curb on the backside of the building (facing west) shall be extended to the edge of the parking space.
8. The painted islands adjacent to the parking spaces near the Park Glen Dr access point shall be raised curbed islands.
9. Any internal drive intended to be one-way shall be striped and signed as such including DO NOT ENTER signs at the exit.
10. The TIS indicated the driveways will be blocked by the peak hour queues from the Park Glen signal. Staff indicated that the driveways should be relocated as far from the intersection as possible if this was the driveway location.
11. The fuel tank AutoTurn profile indicates the truck must pass through the vehicle fueling zone. There is potential for conflict between the fuel truck and the vehicles at the pumps, although these conflicts would resolve themselves once the vehicle at the pump finishes refueling.
12. Provide dimensions for all drive aisles.
13. Show the location of the ADA curb ramp on the turndown sidewalk for the gas station.
14. Dimension the parking spaces behind the gas station. Please include the angle of the space.
15. The drive aisle immediately within the Park Glen entrance must be at least 26'.
16. Show the two parking spaces immediately behind the gas station as proposed spaces in black. Please dimension those spaces.
17. All stop bars shall a minimum separation of 4' between the crosswalks.
18. Work with staff to redesign interior movement improving pedestrian safety.

West Wilson Utility District:

1. The proposed 6" service shall have to be moved to a spot where there is room for a meter and backflow device.

Wilson County Schools:

1. No comments provided.

A motion was made by Commissioner Armistead, seconded by Commissioner Bullock, that this Action Item be approved with the conditions listed below. The motion carried by the following vote:

RESULT: APPROVED WITH CONDITIONS

MOVER: Linda Armistead

SECONDER: Gerard Bullock

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

Nay: Hefner, and Commissioner George

Absent: Commissioner Searcy

9.B. Review the Site Plan for Children’s Lighthouse, located at 9468 Lebanon Road.

Staff reviewed their reports and answered questions from the commission. Connor Gilbert, TTL Represented the Project. Intend to maintain as much of the existing vegetation as possible.

Planning Department:

1. The Planning Commission granted a variance to section 6-103.7: 100% masonry façade materials - allowing for the use 65% masonry and 35% hardi-board siding. The majority of the hardi-board is in less visible areas of the building.
2. Revise sheet A411 to include low maintenance trex for the HVAC screening fence in lieu of cedar.
3. All landscape plan review comments shall be addressed prior to the submittal of construction documents.
4. Finalize the location of the sidewalk connection to Lebanon Road on construction drawings.
5. Revise the access point to Lebanon Road per the requirements of 9-106.4.c.
6. All brick shall be clay, baked and individually laid.
7. Signage shall be reviewed via a separate application to the Planning Department.
8. Wall mounted utility and meter equipment shall be painted to match the building façade it is affixed to.
9. Add city district to the property information on the cover sheet.
10. Poles used for signage shall be painted black, galvanized channel posts are not permitted.
11. Poles used for parking lot lighting fixtures shall be painted black.
12. Steel fencing shall be painted black.
13. Provide a detail of the trash receptacle meeting the requirements of 6-103.7.
14. Designate employee parking spaces via signage.
15. Designate pupil drop off spaces via signage.
16. TDOT improvements to Lebanon Road shall be addressed on construction drawings.
17. Plans for connection to City sewer shall be finalized upon submittal of construction

drawings.

Engineering Department:

1. Stormwater: A 60' stream buffer required.
2. Landscaping plans shall be approved prior to the approval of construction plans.
3. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
4. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at the construction plan review.
5. The site plan shows that sewer to the site being provided by gravity sewer. If the developer chooses to pursue an alternate route for sewer service after the Planning Commission process, this alternate route shall be presented and reapproved by the Planning Commission.
6. Public sewer shall be a minimum of 8" in diameter.
7. 6' sidewalk required along Lebanon Road frontage.
8. Provide 5' sidewalk from site to the ROW.
9. Pretreatment requirements will be further investigated at the construction plan review.
10. The proposed driveway and turn-lanes must be approved by TDOT. The development team shall coordinate between TDOT and the City to ensure all changes to Lebanon Road do not conflict with any plans for West Elementary. All coordination shall take place prior to construction plan approval.
11. The Traffic Impact Study was not prepared in accordance with the City of Mt. Juliet or TDOT standards. However, a staff review determined the proposed turn lanes are sufficient off-site improvements. Staff will provide the required turn-lane lengths during the development team's correspondence with TDOT.
12. The proposed driveway location is offset from driveways on the north side of Lebanon Road. Staff recommends moving the driveway to the east side of the site to align with the existing auto service driveway. The driveway location must be approved by TDOT regardless of location.
13. ADA Curb ramps and a crosswalk shall be provided across the driveway.
14. Curbs outside the public right-of-way shall meet ST-203.
15. Sidewalk to be designed to ST-210 and have a compressive strength of 3,500 psi.
16. The Planning Commission granted a waiver to section 3-104.6.c: On site vehicle turnaround with separate entrance and exit points - allowing to omit this requirement because pupils are walked into the building with a guardian after parking. An appropriate number of loading spaces (10) are provided directly in front of the building.
17. Work with staff to install a raised crosswalk leading to the main entrance to the site.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. A Hold Harmless will be required for the proposed sidewalk in the WWUD easement.

Mt. Juliet Fire Department:

1. Hydrant at least 100' from FDC, be sure to submit plans to the State Fire Marshal.

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

this Action Item be approved with the conditions listed below. The motion carried by the following vote:

RESULT: APPROVED WITH CONDITIONS

MOVER: David Rast

SECONDER: Gerard Bullock

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

Absent: Commissioner Searcy

10. Adjourn

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

RESULT: APPROVED

MOVER: David Rast

SECONDER: Gerard Bullock

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

Absent: Commissioner Searcy

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

Luke Winchester, Chairperson

Tyler Gutierrez, Planning Commission Secretary