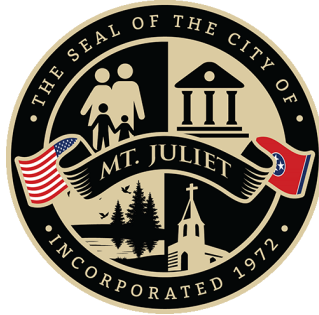


Mt. Juliet, Tennessee

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



Agenda

Thursday, April 16, 2026

6:30 PM

Commission Chambers

Planning Commission

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, Todd Serbent, Traffic Engineer, 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 March 19, 2026, Planning Commission Meeting.
6. **Consent Agenda**
 - 6.A. The Sewer Letter of Credit (SLC00006446) for Capstone @ Mt. Juliet, in the amount of \$101,640.00, can be released.
 - 6.B. Review the Site Plan Modification for the Pavillion on the RTA property, located at 2163 N. Mt. Juliet Rd.
 - 6.C. Review the Final Plat for Windtree Pines Ph 9 located off Windtree Club Dr.
 - 6.D. Review the Final Plat for Walton's Grove Ph.8, located at 10749 Central Pike.
7. **Mass Grading Plans & Preliminary Plats**
 - 7.A. Review the Mass Grading plan for Providence Central West, located at 7110 Central Pike.
 - 7.B. Review the Preliminary Plat for Providence Central West, located at 7110 Central Pike.
8. **Site Plans**
 - 8.A. Review the Site Plan Condition Reconsideration for Texas Roadhouse, located at 105 Bear Xing.
 - 8.B. Review the Site Plan for New Tribe Church, located at 260 Clemmons Rd.
 - 8.C. Review the Site Plan for a Commercial Strip Center, located at 3007 N. Mt. Juliet Rd.
9. **Land Use Plan Amendments & Preliminary Master Development Plans**

- 9.A. **Review the Preliminary Master Development Plan PUD, including a rezone from RS-40 to RS-20 PUD, for the Kheil Subdivision, located at 115 Oakmont Dr.
- 9.C. **Review the Land Use Plan Amendment from Thoroughfare Commercial to Light Industrial for Lock Box Self Storage, off Lebanon Rd directly East of 12337 Lebanon Rd.
- 9.B. **Review the Preliminary Master Development Plan PUD with a Rezone from CG to I-R PUD for Lock Box Self Storage, located off Lebanon Rd directly east of 12337 Lebanon Rd.

10. Out of City Sewer Requests

- 10.A. **Review the Out of City Sewer Request for 445, 447 & 449 Liberty Chapel Rd.
- 10.B. **Review the Our of City Sewer Request for 3150 Nonaville Rd.

11. Appointments

- 11.A. Election of a Chairperson.
- 11.B. Election of a Vice Chairperson.
- 11.C. Appoint Jennifer Dunbar as a Planning Commission Secretary.

12. 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 #: 1674

Agenda Date: 4/16/2026

Agenda #: 5.A.

Title:

Review the Minutes from the March 19, 2026, Planning Commission Meeting.

Mt. Juliet, Tennessee

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



Meeting Minutes - Final

Thursday, March 19, 2026

6:30 PM

Commission Chambers

Planning Commission

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

Rollcall

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

Absent Commissioner Preston George, and Commissioner Linda Armistead

1. Call to Order

Chairman Winchester called the meeting to order and read the quorum requirements.

2. Set Agenda

Chairman Winchester set the agenda as stated. Item 9.A. be deferred to the May Planning Commission Agenda due to the public notice requirements.

3. Staff Reports

Staff reviewed their reports and updated the commission on projects.

4. Citizen's Comments

There were no citizen comments.

5. Minutes Approval

5.A. Adopt the Minutes from the February 19, 2026 Planning Commission Meeting.

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

RESULT: APPROVED

MOVER: Larry Searcy

SECONDER: Bobby Franklin

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

Absent: Commissioner George, and Commissioner Armistead

6. Consent Agenda

Commissioner Searcy proposed removing item 6.D. from the consent agenda. There were no objections.

Staff reviewed their reports and answered questions from the commission. Chairman Winchester closed the planning commission meeting and opened a public hearing. There were no comments. Chairman Winchester closed the public hearing and reopened the planning commission meeting.

A motion was made by Commissioner Franklin, seconded by Commissioner Christenson, that this Consent agenda be approved and positively recommended. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Bobby Franklin

SECONDER: Rebecca Christenson

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

Absent: Commissioner George, and Commissioner Armistead

6.A. The Development Letter of Credit (70003480) for Wynfield Ph. 2, in the amount of \$409,327.51, can be released. This Action Item was approved.

RESULT: APPROVED

6.B. The Sewer Letter of Credit, (55111015) for Waterford Park Ph.1, in the amount of \$252,114.00, can be released. This Action Item was approved.

RESULT: APPROVED

6.C. The Sewer Letter of Credit (55111020) for Waterford Park Ph. 2, in the amount of \$115,435.50, can be released. This Action Item was approved.

RESULT: APPROVED

6.E. Review the Final Plat for Canebrake Phase 4, located off Devonshire Dr.

Planning and Zoning:

- 1. Building permits shall not be obtained until the final plat has been formally recorded.

Engineering:

- 1. Revise Note #22: Add City of Mt. Juliet to Wilson County in the event the property is annexed.

WWUD:

- 1. No comments were provided. Coordinate directly with WWUD.

Wilson County Schools:

- 1. No Comments Received.

This Action Item was approved with conditions.

RESULT: APPROVED WITH CONDITIONS

6.F. Review the Final Plat for Tillman Place, located at 6235 Central Pike.

Planning and Zoning:

- 1. All conditions of Ordinance 2025-34 shall be adhered to.
- 2. Building permits shall not be obtained until the final plat has been formally recorded.
- 3. Addresses shall be provided prior to the final plat being formally recorded.

Engineering:

- 1. No comments

WWUD:

- 1. No comments were provided. Coordinate directly with WWUD.

Wilson County Schools:

- 1. No Comments Received.

This Action Item was approved with conditions.

RESULT: APPROVED WITH CONDITIONS

6.G. Review the Final Plat for Secluded Valley Acres, located at 191 Second Ave.

Planning and Zoning:

- 1. All bulk regulations for RS-30 zoning district shall be adhered to.
- 2. The lot width at the front setback line shall be at least 100' per RS-30 zoning, label this on the plat.
- 3. Add a voids and vacates note for the previous recorded Secluded Valley acres plat.
- 4. Adjust building envelopes to not overlap with utility easements.
- 5. The surveyor shall sign and stamp the plat prior to the formal recording the final plat.
- 6. No building permits shall be issued for these lots until the existing home is razed.
- 7. Add a note that the existing gravel driveway on Lots 2 & 3, are to be removed.

- 8. Add a note that the existing shed is to be removed on Lot 3 as it violates building setbacks.
- 9. Provide a table with the lot area, to include the size of each lot in square feet, and acres, a total area for all lots.

Engineering:

- 1. Proposed Lot 1 does not properly show FEMA Zone AE or Zone X per adopted floodplain maps. Revise floodplain lines accordingly and show a Finished Floor Elevation of +4 Feet above Base Flood Elevation. This shall be completed prior to the signing of the plat.
- 2. Any fill material on Proposed Lot 1 shall proceed to FEMA approval of a CLOMR-F before any land disturbance can begin. A Floodplain Permit shall be applied before land disturbance can begin.
- 3. Indicate responsibility for maintenance of drainage easements outside of the ROW.
- 4. Remove Public Ways plat certificate.
- 5. Remove Sanitary Sewer plat certificate
- 6. An ingress/egress easement will be required if the existing gravel driveway is to remain.
- 7. Surveyor shall stamp and sign this Subdivision Plat.

WWUD:

- 1. No comments were provided. Coordinate directly with WWUD.

Wilson County Schools:

- 1. No Comments Received.

This Action Item was approved with conditions.

RESULT: APPROVED WITH CONDITIONS

- 6.H.** **Review the PUD Amendment for Providence Central, located at 200 Adams Ln. This Ordinance was **Positive Recommendation.to the Board of Commissioners due back on 4/13/2026

RESULT: **POSITIVE RECOMMENDATION

Final Plats

- 6.D.** Review the Final Plat for Windtree Pines Phase 7B, located off Windtree Club Drive.

Commissioner Searcy stated there was a fence required along the southern boundary of this development along his property line.
 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 comments. Chairman Winchester closed the public hearing and reopened the Planning Commission meeting.

Planning and Zoning:

1. All conditions of Ordinance 2021-11 shall be adhered to.
2. Building permits shall not be obtained until the final plat has been formally recorded.
3. Label and dimension the public access easement associated with the walking trail.
4. Per condition #13 of the FMDP approval a woven wire farm style fence shall be placed at the southern boundary, along the property line between lot 1 to the eastern point of lot 337. This is required to be done before the final certificate of occupancy is issued.

Engineering:

1. General Note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Code.
2. Yellow sheets from Utilities shall be finalized prior to the signing of the plat.
3. Driveway locations, including 3' flare, shall not overlap with stormwater infrastructure.

WWUD:

1. No comments were provided. Coordinate directly with WWUD.

Wilson County Schools:

1. No Comments Received.

A motion was made by Commissioner Searcy, seconded by Commissioner Franklin, that this Action Item be approved with conditions. The motion carried by the following vote:

RESULT: APPROVED WITH CONDITIONS

MOVER: Larry Searcy

SECONDER: Bobby Franklin

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

Absent: Commissioner George, and Commissioner Armistead

7. PUD Amendments

7.A. **Review the PUD Amendment for the Treymor Subdivision, located off Benders Ferry Rd.

Staff updated the commission on the associated road improvement projects. Kyle Griffin, CSDG, 2305 Kline Ave, represented the project. There were no citizen comments.

A motion was made by Vice Chair Rast, seconded by Commissioner Giles, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 4/13/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Art Giles

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

Absent: Commissioner George, and Commissioner Armistead

8. Final Master Development Plans/ Site Plans

8.A. Review the Final Master Development Plan/ Site Plan for the Wawa, located at 4515 Beckwith Road.

Staff reviewed their reports and answered questions from the commission.

Chip Ashley, Kimley-Horn, 573 Montrose Dr., represented the project.

There were no citizen comments.

Planning and Zoning:

1. Should the PUD Amendment associated with this project fail to receive Board of Commissioners' approval at second read, the approval of this site plan shall be null and void.
2. All brick shall be clay, baked and individually laid. All stone shall be individually laid.
3. Wheel stops are not permitted.
4. The HVAC shall be screened via the parapet wall.
5. Flammable landscape material shall not be permitted within 3' of the building.
6. All wall mounted utility equipment shall be painted to match the façade.
7. Landscape plan comments shall be addressed prior to submittal of construction plans to Public Works.
8. Signage shall be reviewed via a separate application to the Planning Department.
9. Wall mounted exterior light fixtures shall be decorative sconce type.
10. Parking lot lighting shall include decorative fixtures mounted to black poles.
11. Parking lot lighting shall be placed in beds or yards, not in paved vehicular use areas.

- 12. Poles and post shall be painted black, channel posts are not permitted.
- 13. Bollards shall be painted or sleeved black.

Engineering:

- 1. Previously approved PMDP/PUD conditions apply.
- 2. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
- 3. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
- 4. Sewer availability has been requested and granted.
- 5. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
- 6. Indicate roof drains on pipe table.
- 7. The oil/water separator requirement will be investigated at construction plan review.
- 8. Modify the site so delivery vehicles will not mount curbs to circulate the site.
- 9. The entrances shall comply with the City standard drawing for commercial driveways to the greatest extent possible. Modification will be needed for the left-in/right-out driveway.
 - The multi-use paths may not be ramped down to meet the driveway. Doing so creates unacceptable ramp lengths.
- 10. Update the standard drawing on Sheet C8-30 to match the latest standard. ST-210 and ST-314 remain out of date.
- 11. The sidewalk along the outside of the building shall be a raised sidewalk.
- 12. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage summary to Engineering for construction plan approval.

WWUD:

- 1. No comments provided at the time report was submitted to Planning.

Wilson County Schools:

- 1. No Comments Received.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: David Rast

SECONDER: Bobby Franklin

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

Absent: Commissioner George, and Commissioner Armistead

8.B. Review the Final Master Development Plan/ Site Plan for the Convenience Store, located at 2190 N. Mt. Juliet Rd.

Staff reviewed their reports and answered questions from the commission.

Will Clark, LI Smith, 302 N Caldwell St Paris TN, represented the project.

There were no citizen comments.

Planning and Zoning:

1. All conditions of ordinance 2025-39 shall be adhered to.
2. All requirements of the commercial design regulations, 6.103-7, shall be adhered to.
3. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. Remove references to “faux brick” as it is not permitted, all brick shall be clay, baked and individually laid.
6. Metal and vinyl shall not be permitted for façade materials.
7. Identify the materials used on the canopy.
8. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
9. Poles and posts shall be painted black.
10. Channel posts are not permitted.
11. Bollards shall be painted/sleeved black or a muted color complimentary to the building. Yellow is not permitted.
12. Landscape plan comments are via separate cover and all comments received shall be addressed prior to submitting construction plans to Public Works.
13. Signage shall be reviewed via a separate application to the Planning Department. The wall sign shown above the roof line will not be allowed.
14. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
15. Should any fencing be used, it shall be decorative and constructed of low maintenance materials.
16. Advertising signage shall not be permitted to be attached to any part of the gas canopy.
17. Provide details of wall mounted exterior lighting fixtures should they be proposed. Decorative sconce type are required, wall packs are not permitted.

Engineering:

1. Previous PUD/PMDP conditions apply.
2. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
3. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
4. A letter of approval from West Wilson Utility District will be required prior to the

issuance of the Land Disturbance Permit.

- 5. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage summary to Engineering for construction plan approval.
- 6. Show the commercial loading zone on the plans.

WWUD:

- 1. No comments were provided. Coordinate directly with WWUD.

Wilson County Schools:

- 1. No Comments Received.

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

- RESULT:** APPROVED WITH CONDITIONS
- MOVER:** Nathan Bulmon
- SECONDER:** David Rast
- Aye:** Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Franklin, and Chairperson Winchester
- Absent:** Commissioner George, and Commissioner Armistead

9. Subdivision Regulations Amendments

- 9.A.** Review the Subdivision Regulations Amendment to Article 4-103, Streets and Pedestrian Ways.
Deferred from agenda

This Action Item was deferred.to the Planning Commission due back on 5/21/2026

- RESULT:** DEFERRED

10. Right of Way Abandonments

- 10.A.** **Review the Right of Way Abandonment for a portion of Aiden Ln to the Wynfield Subdivision HOA INC.

Staff updated the commission on the details of this request.
There were no citizen comments.

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

Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 4/13/2026. The motion carried by the following vote:

- RESULT:** **POSITIVE RECOMMENDATION

- MOVER:** David Rast
- SECONDER:** Nathan Bulmon
- Aye:** Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Franklin, and Chairperson Winchester
- Absent:** Commissioner George, and Commissioner Armistead

11. Zoning Ordinance Amendments

11.A. **Review the Zoning Ordinance Amendment to Article 5, Sections 5-104.1 & 5-104.4

Staff reviewed their reports and answered questions from the commission. There were no citizen comments.

Planning Commission:

1. Not allowing mail kiosks to be in the amenities. If in amenities should be inside a heated and cooled building.
2. Design as a pull off drive through mail kiosk
3. Add design standards
4. Detail must be submitted as part of the PMDP

A motion was made by Chairperson Winchester, seconded by Commissioner Giles, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 4/13/2026. The motion carried by the following vote:

- RESULT:** **POSITIVE RECOMMENDATION
- MOVER:** Luke Winchester
- SECONDER:** Art Giles
- Aye:** Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Franklin, and Chairperson Winchester
- Absent:** Commissioner George, and Commissioner Armistead

11.B. AN ORDINANCE AMENDING PART B OF THE LAND DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLE VI, SECTION 6-103.7, DESIGN STANDARDS FOR COMMERCIAL STRUCTURES, AND ARTICLE VII, SECTION 7-103.9, BUILDING DESIGN

Staff reviewed their reports and answered questions from the commission.

There were no citizen comments.

Sally Robertson 423 Willis Pass, inquired about item 9.A. that was deferred to the May agenda.

A motion was made by Commissioner Christenson, seconded by Vice Chair Rast, that this Ordinance be ****Positive Recommendation to the Board of Commissioners**, on meeting date of 4/13/2026. The motion carried by the following vote:

RESULT: ****POSITIVE RECOMMENDATION**

MOVER: Rebecca Christenson

SECONDER: David Rast

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

Absent: Commissioner George, and Commissioner Armistead

12. Adjourn

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

RESULT: APPROVED

MOVER: Rebecca Christenson

SECONDER: David Rast

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

Absent: Commissioner George, and Commissioner Armistead

****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



Mt. Juliet, Tennessee

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

Staff Report

File #: 1680

Agenda Date: 4/16/2026

Agenda #: 6.A.

Title:

The Sewer Letter of Credit (SLC00006446) for Capstone @ Mt. Juliet, in the amount of \$101,640.00, can be released.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1665

Agenda Date: 4/16/2026

Agenda #: 6.B.

Title:

Review the Site Plan Modification for the Pavillion on the RTA property, located at 2163 N. Mt. Juliet Rd.



MEMORANDUM

Date: April 16, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: RTA Property Pavillion (Veterans Park)
SP Modification
Map – 72I
Parcel(s) – 005.00 & 007.00

Request: Submitted by the City of Mt. Juliet, the applicant requests approval of a donated pavilion on RTA property at the northeast corner of NMJR and Division Street in District 3, also known as Veterans Park.

Summary: This request is for a donated pavilion to be built, at no cost to the city, by the MJ Rotary Club. The City requested the donation/sponsorship, and the Rotary agreed to sponsor and construct the project. The Rotary Club members will be building the project. The pavilion will be located in the NW corner of the site. It will be 12'x 24' with a 6" thick concrete slab. The structure will have 6"x 6" cedar posts, and conventional treated/stained lumber for the rest of the interior roof framing, etc., and a metal roof. Additional sidewalk on the site is proposed as part of this improvement also.

The pavilion will be used for special events and serve as a park amenity for the use of everyone in perpetuity. The RTA has approved the placement of the pavilion on their property. Staff is of the opinion that this will be a good addition to Veterans Park.

Recommendation: Staff recommends the Planning Commission approve the Rotary Club donated pavilion on RTA property at the northeast corner of Division Street and N. Mt. Juliet Road, subject to any conditions below.

Planning and Zoning:

1. The pavilion shall be at least 5' from any property line.

Engineering:

1. If the project is to exceed 7500 sq ft of disturbance, land disturbance permit required. Otherwise, no permitting or plan review will be required.

WWUD:

1. WWUD does have a water line that crosses this property. A one-call should be placed to ensure that the pavilion does not set on the water line.

RTA Property (West Side) Proposed Pavilion Plan



New: 24" x 12" Pavilion

New: Sidewalk

New: Sidewalk

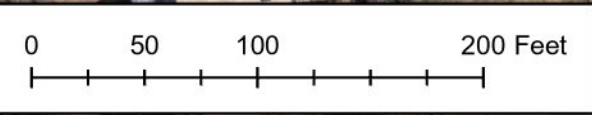
Clock Tower

RTA Property: 1.30 +/- Acre

N MT JULIET RD

W DIVISION ST

E DIVISION ST





Mt. Juliet, Tennessee

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

Staff Report

File #: 1670

Agenda Date: 4/16/2026

Agenda #: 6.C.

Title:

Review the Final Plat for Windtree Pines Ph 9 located off Windtree Club Dr.



MEMORANDUM

Date: April 16, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Windtree Pines, Ph. 9
Final Plat
Map – 049
Parcel(s) –076.01

Request: Submitted by Wilson and Associates, on behalf of the owner Beazer Homes, the applicant seeks final plat approval for phase 9 in the Windtree Pines PUD, located off Nonaville Road, in District 1. Phase 9 includes 53 single family home lots, and three open space areas, along with associated improvements.

Analysis: Windtree Pines is located on the east side of Nonaville Road, the site of the former golf course. A rezone and preliminary master development plan was approved in 2021 (Ord. # 21-11), including both RS-20 and RM-8 base zoning districts. The entire PUD includes 193 acres and 423 units.

Phase 9 is zoned RS-20 PUD and will include 24.13 acres (7.94 acres of open space). Setbacks are 30' front, 20' rear and 6' side per the original PUD approval. This phase includes lots 901-953 ranging in size between 7,560 sf to 18,352 sf. Sidewalks are shown on both sides of the streets. Critical façade lots have been identified, and addresses have been provided. Notes are provided for monument sign and landscape buffers being the responsibility of the HOA.

Summary: The applicant has worked with staff to address the comments previously provided following prior reviews. The remaining comments are minor and found in the conditions below.

Recommendation: Staff recommends approval of the final plat for Windtree Pines, Phase 9, subject to the following conditions:

Planning and Zoning:

1. All conditions of Ordinance 2021-11 shall be adhered to.
2. Building permits shall not be pulled until the final plat has been formally recorded.
3. The surveyor shall stamp and sign the plans prior to recording.

Engineering:

1. General Note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Code.
2. The surveyor shall stamp, sign, and date the final plat prior to signing.

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 #: 1672

Agenda Date: 4/16/2026

Agenda #: 6.D.

Title:

Review the Final Plat for Walton's Grove Ph.8, located at 10749 Central Pike.



MEMORANDUM

Date: April 16, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 10749 Central Pike – Walton’s Grove Ph 8
Final Plat
Map - 96
Parcel(s) – 37.75

Request: Wilson and Associates, on behalf of their client, Meritage Homes of Tennessee Inc., requests final plat approval for 47 single-family residential lots, two open spaces and associated improvements in Phase 8 of the Walton’s Grove subdivision located in District 4.

History: The preliminary master development plan for the Walton’s Grove (formerly Beckwith Place) PUD was approved by the Board of Commissioners via ordinance 2015-11 on March 23, 2015. The total number of lots for the entire development is 427. The zoning is RS-15, PUD. A preliminary plat was approved by the Planning Commission in 2019, and work has progressed since that time.

Analysis: The property is zoned RS-15 PUD. This phase includes 13.758 acres, 2.207 acres of which are open space. Building setbacks are 20’ front, 20’ rear and 6’ sides. The PUD was approved with sidewalk on one side of the street. All open space, common areas and landscape buffers are noted to be maintained by the HOA. Critical façade lots are identified. Addresses are provided.

Summary: The applicant has worked with staff to address concerns. The final plat is substantially compliant with the previously approved preliminary master development plan and preliminary plat. Ant remaining issues are minor and may be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Walton’s Grove Phase 8, subject to the conditions below:

Planning and Zoning:

1. All conditions of ordinance 2015-11 shall be adhered to.
2. All signatures shall be obtained prior to bringing the final plat to the Planning Department for recording.

Public Works:

1. General note: 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.
2. 10' walking trail shall be completed prior to the signing of the final plat.

WWUD:

1. An on-site visit was made today to verify the location of the water lines and related appurtenances. There were no lot markers installed and there were piles of dirt over the water line between Lots 679 and 680 which prohibited checking the plat.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1669

Agenda Date: 4/16/2026

Agenda #: 7.A.

Title:

Review the Mass Grading plan for Providence Central West, located at 7110 Central Pike.

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

Date Received: April 06, 2026 (March 24, 2026)
Project Name: Providence Central – West (7100 Central Pike)
Project Phase: Mass Grading
Submitted By: Heritage Civil

Nature of Submittal:

- Preliminary Plat Final Plat Site Plan
 PMDP FMDP – Mass Grading Construction Plans

Engineering Comments:

1. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
2. The development shall grade a segment of the proposed public road connecting the extension of Providence Parkway and John Hagar Road. This segment shall run between Providence Parkway and the stream buffer to the north. A viable alignment, compliant with City standards and federal guidelines, must be approved by the Director of Engineering prior to issuance of the Land Disturbance Permit.

WWUD Comments:

1. No Comments. This is in Gladeville’s service area.

Recommendation: Approve with conditions

Review Date: April 09, 2026 (March 26, 2026)

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 #: 1668

Agenda Date: 4/16/2026

Agenda #: 7.B.

Title:

Review the Preliminary Plat for Providence Central West, located at 7110 Central Pike.



MEMORANDUM

Date: April 16, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 7110 Central Pike – Providence Central
Preliminary Plat
Map - 097
Parcel(s) – 025

Request: Heritage Civil, on behalf of their client, Cumberland Advisors, is seeking preliminary plat approval for a portion of the Providence Central PUD located at 7110 Central Pike. This is located in District 3.

Overview: The subject property is located in the Providence Central PUD, on the south/west side of Central Pike, established in 2013 via ordinance 2013-12. The PUD has been amended a few times over the ensuing years. The total area included in this preliminary plat includes 96.19 acres over four lots. The zoning of this area of the PUD includes CMU PUD and RS20 PUD.

The zoning district line is incorrectly drawn, a PUD amendment in 2023 via ordinance 2023-07 is noted as the reason this line is shown as is. Staff researched the history of the amendments and can find no evidence of this zoning being changed, the PUD amendment applied only to “area B1” of the PUD. The subject area of this preliminary plat is known as “areas A, G, H1 and H2” only. An associated mass grading request is also on this month's agenda.

The proposal includes all checklist items. Building setbacks are correctly rendered. Lot areas exceed the minimum required for the base zoning districts. The plat also will establish a minor collector street section through the area to provide access to the lots.

Summary: This preliminary plat will establish 4 lots and a minor collector in the Providence Central PUD. Outstanding issues are minor and found in the conditions of approval below.

Recommendation: Staff recommends approval of the preliminary plat for Providence Central with the following conditions:

Planning and Zoning:

1. All conditions of ordinance 2013-12 and all subsequent applicable PUD amendments shall be adhered to.
2. Revise the zoning line to reflect the actual zoning district boundary.

Engineering:

1. Lot 1 will need an additional plat to dedicate right-of-way for the public roadway connecting Providence Parkway and John Hagar Road prior to any site plan submittal.

WWUD:

1. No Comments. This is in Gladeville's service area.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1666

Agenda Date: 4/16/2026

Agenda #: 8.A.

Title:

Review the Site Plan Condition Reconsideration for Texas Roadhouse, located at 105 Bear Xing.



MEMORANDUM

Date: April 16, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 105 Bear Xing – Texas Roadhouse
Condition Reconsideration
Map - 78
Parcel(s) – 13.19

Request: Para Design requests modification of a Public Works condition related to the site plan for Texas Roadhouse at 105 Bear Crossing in the Legacy Pointe subdivision, lot 4. The location is in District 3.

Overview: The applicant seeks removal of the following condition, placed on the Texas Roadhouse development at site plan review by the Planning Commission:

- Install a 10' multi-use path and related appurtenances (i.e. striping, signage, pedestrian signals, etc.) along the Golden Bear Gateway property frontage in the ROW. The multi-use path shall terminate at the refuge island at the westbound I-40 onramp.

The attached exhibit indicates the extent of trail removal. The applicant has stated that the owner of the property, after staking the trail in the field, has concerns about the safety of routing pedestrians to cross in the refuge island on the I-40 onramp.

Recommendation: Staff does not recommend approval of this request to remove the condition requiring a 10' wide multi-use path at Texas Roadhouse in Legacy Pointe.

Planning & Zoning:

1. No Comments

Engineering:

1. Staff **does not support** request for relief on the installation on the 10' multiuse path and related appurtenances along Golden Bear Gateway property frontage in the public ROW.

WWUD:

1. No comments.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1667

Agenda Date: 4/16/2026

Agenda #: 8.B.

Title:

Review the Site Plan for New Tribe Church, located at 260 Clemmons Rd.



MEMORANDUM

Date: April 16, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 260 Clemmons Rd. – New Tribe Church
Site Plan
Map - 72
Parcel(s) – 74

Request: Submitted by Para Design, on behalf of New Tribe Church, the applicant requests site plan approval for a 750 seat, 29,795sf religious facility located at 260 Clemmons Road in District 3.

History & Overview: The subject property is approximately 12 acres, on one parcel, on the east side of Clemmons Road, immediately south of the new Public Works facility. The property was annexed into the City in 2023 in anticipation of this development. A mass grading plan was approved in 2024. The property is zoned RS-40, religious facilities being a conditional use in this district, a conditional use permit was granted via the Board of Zoning Appeals in 2024 for up to 750 seats.

5-103 Bulk Regulations: Building setbacks are drawn at 60'f, 35's and 50'r. This is correct for non-residential buildings in RS-40 zoning. Building coverage is within spec. at 4.7% (15% max.). Impervious surface data is not provided, but not likely to be an issue. Building height is acceptable at 38' overall and habitable area at 35'.

Vehicular & Pedestrian Access: Vehicular access is via a single connection to Clemmons Road at the south side of the property. A sidewalk is shown across most of the parcel frontage along Clemmons Road. Sidewalk is provided from the ROW to the parking lot but it does not extend further to the building. Sidewalk is widened to at least 7' where adjacent to vehicle overhang.

Article IX Parking: Parking for religious facilities is required at 1 space per every 3 seats. $750/3 = 250$. Provided are 302 spaces (10 ADA, 7 bike) exceeding minimum code requirements. Parking spaces are adequately sized at 9'x17.5' and two-way drive aisles are adequately sized at 26' wide. The main driveway access to the site is 30' wide. Landscape islands are provided to prevent more than 15 uninterrupted parking spaces.

Article X Landscaping: The landscape plans are under review by the City's consultant and comments will be via separate cover. All landscape plan comments received shall be addressed

before submitting construction drawings to Public Works. The site is subject to landscape buffers, none are provided, the applicant is requesting a waiver from this requirement.

5-104.4 Design Standards: The building includes 750 seats and is 29,795sf in area. The maximum height is 38', habitable area is maximum of 35'. Color elevations are not provided, though a color rendering of half the building is included. The elevations are black and white. The applicant is seeking a design waiver for the primarily metal siding façade of the structure as detailed in the waiver and variance section below. HVAC equipment shall be screened via the parapet wall.

The dumpster enclosure is compliant with code requirements, having metal gates, a pedestrian door and a bricked enclosure. Parking lot lighting includes a decorative fixture atop a black pole. Light poles are placed outside of vehicular use areas. The photometric plan indicates compliance with code.

Other: Retaining walls are proposed and a detail is provided indicating segmental block construction. Parking lot lighting is not located in pavement, rather in grass or landscape beds. Decorative trash cans are provided at building entrances. Bicycle parking is provided.

Variances & Waivers: The following are requested:

1. 5-104.4 Design Standards: 100% masonry façade – The applicant requests a waiver from the façade requirements as follows:
 - a. West – 24.4% masonry, 6.5% wood, 50.7% metal siding, 18.3% glazing
 - b. East – 86.7% metal siding, 13.3% glazing
 - c. North – 91% metal siding, 9% glazing
 - d. South – 86% metal siding, 2.5% concrete, 9% glazing, 2.5% HM/OH doors

STAFF DOES NOT SUPPORT

2. Article X: Landscape buffers: The applicant request relief from buffer requirements. A buffer is required adjacent to residentially zoned property via supplemental provisions for religious facilities found in 3-104.

STAFF DOES NOT SUPPORT

Summary: This proposal is for a 750 seat, 29,795sf religious facility on Clemmons Road. A conditional use permit has already been granted, and mass grading has already occurred on the site via previous approval for such. All supplemental religious facility code items have been addressed except any minor items found in the conditions of approval below.

Recommendation: Staff recommends approval of the site plan for New Tribe Church at 260 Clemmons Road, subject to the following conditions:

Planning and Zoning:

1. Provide impervious surface data.
2. Provide sidewalk along the entire Clemmons Road frontage.
3. Provide a pedestrian path the entire distance to the building via sidewalk and/or striping.
4. Signage shall be mounted to black tubular or square poles, revise details on sheet C-4.1.
5. Provide details of any fencing proposed. Low maintenance, decorative type required.

6. Flammable groundcover is not permitted within 3' of the building.
7. Bollards shall be painted or sleeved a neutral color to match the building.
8. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
9. Wheel stops are not permitted.
10. Signage to be reviewed and approved via a separate application to the Planning Department.
11. Landscape plans shall receive approval before submittal of construction plans to Public Works.
12. Rooftop HVAC and other equipment shall be screened from horizontal view via the parapet wall.
13. Ground mounted utility and HVAC equipment, if proposed, shall be screened entirely from horizontal view. Provide screening details.
14. Should guardrails be used they shall be painted black.
15. Provide landscaping around the entire detention area.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
3. Sewer availability has been requested and granted.
4. A force main likely will be serving this site. Revise utility plan accordingly.
5. Plan sheet page for callout of enlarged utility plan is incorrect.
6. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
7. Coordinate pump station purchase with Utilities Director Tim Forkum.
8. Stripe a painted sidewalk along the access drive from the ROW. The driveway may not exceed a 2% cross slope.
9. The running slope of the driveway may not exceed 2% across the sidewalk.
10. The driveway shall match the City's standard commercial driveway standard to the greatest extent possible.

WWUD:

1. No Comments.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1673

Agenda Date: 4/16/2026

Agenda #: 8.C.

Title:

Review the Site Plan for a Commercial Strip Center, located at 3007 N. Mt. Juliet Rd.



MEMORANDUM

Date: April 16, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 3007 N. Mt. Juliet Road – Retail Center
Site Plan
Map – 072I
Group - A
Parcel(s) – 024.00

Request: CEG, on behalf of their client, is seeking Site Plan approval for a proposed multi-tenant retail center, which is located at 3007 N. Mt. Juliet Road. The intended use for this building is for a mix of clients, to include retail, professional services – medical and non-medical, along with restaurants as well. This site is located in District 3.

Analysis: This lot is zoned CTC. The property abuts CTC zoning to the north and south, AR-40 zoning to the east and both CTC and RS-40 zoning across N. Mt. Juliet Road. The proposed uses of retail, professional services – medical and non-medical, and restaurants are all permitted by right in the CTC zoning district.

Article VI Bulk Regulations: Setbacks are correctly rendered. The building coverage does not exceed the maximum of 50%. The impervious surface coverage calculation is 65% with a maximum allowance of 70%. The building's height is 25' and is within the 35' maximum height allowable.

Vehicular and Pedestrian Access: The plan proposes ninety-two (92) parking spaces, where eighty-eight (88) spaces are required by code in accordance to the proposed uses. Five (5) van accessible ADA spaces are also provided. A 7' sidewalk is proposed in front of the building to provide for vehicular overhang. A sidewalk connection with pedestrian striping is provided for safe access to N. Mt. Juliet Road. The sidewalk fronting N. Mt. Juliet Road is to be widened to 6' feet from the current 5' sidewalk. The parking spaces and drive aisles are all appropriately sized.

Article X Landscaping: The landscape plans are under review by the City's consultant. The site is subject to landscape buffers and they are shown on the plans. Any comments received shall be addressed before the submittal of construction plans to Public Works.

6-103.7 Commercial Design Guidelines: Building height is identified overall at 25'. The building appears to be faced with 100% masonry products; however, percentages of the elevations and

materials were not provided. These will be required as a condition of approval for adherence to the CDS regulations of 100% brick/stone.

The HVAC equipment was noted to be roof mounted and shall have screening via bricked parapet walls. The plan as proposed does not include the full parapet wall as required on the East (rear) portion of the building, and will be required as a condition of approval. There are no wall mounted fixtures proposed, however, it has been noted that wall-packs are not allowed. Parking lot lighting poles shall be painted black and fixtures are typical D series as standard on similar other commercial projects in the area. The photometric plan provided indicates code compliance. Wall mounted utility and meter equipment shall be painted to match the building façade it is attached to.

Other: The plans show the wave style bike rack and a detail is provided. A decorative trash can is required at each main suite entrance and a detail is required. Dumpster enclosure details are provided but do not comply with 6-103.7. The dumpster shall be enclosed with masonry walls with a brick color complimentary to the main building, metal gates and a pedestrian door. There is no fencing shown nor proposed, however, if a fence is to be utilized, it must be a of a low maintenance material, such as aluminum pickets.

Summary: This proposal is for a multi-tenant 19,204 sf building to include a variety of uses, allowed within CTC zoning, and located at 3007 N. Mt. Juliet Road. Outstanding items to address are found in the conditions of approval below.

Recommendation: Staff recommends approval of the retail center located at 3007 N. Mt. Juliet Road, with the following conditions:

Planning and Zoning:

1. All requirements of Article VI shall be adhered to, except any waivers granted by the Planning Commission.
2. The building façade shall consist of 100% masonry materials.
3. All brick shall be clay, baked and individually laid.
4. All stone shall be individually laid.
5. Identify the façade materials proposed and the percentage of each material per building façade.
6. Metal and vinyl shall not be permitted for façade materials.
7. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
8. Wall mounted exterior lighting fixtures shall be decorative sconce type.
9. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
10. Identify any trees to be saved and utilized for landscape requirements.
11. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
12. Parking lot lighting shall have decorative fixtures mounted to poles that shall be painted black.

13. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
14. All bollards shall be painted a color complimentary to the building façade, not yellow.
15. Wheel stops are not permitted.
16. All wall mounted utility equipment shall be painted a color complimentary to the building façade.
17. All signage shall be reviewed under separate application to the Planning Department. Please be advised that monument signage will require a plat with the location outside of any PUDE's.
18. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.
19. Provide a decorative trash can details.
20. All parking area islands shall include grass and/or trees, not mulch, stone or any other material.
21. Should any fencing be used, it shall be decorative and constructed of low maintenance materials.
22. Revise the dumpster enclosure details which shall include masonry enclosure, pedestrian door, metal gates, and shall adhere to 6.103.7.7.
23. The roof mounted HVAC/mechanical equipment shall be fully screened from horizontal view via a masonry parapet wall on all four sides of the building and shall be at least as tall as the equipment. Screen walls are not permitted.
24. Retaining walls shall be constructed of segmental block or faced with masonry to match the building. Details shall be provided.
25. Due to the number and type of units proposed, to include two restaurants, a minimum of two loading docks are required. Due to the possible safety hazard of the current location of the loading dock, which is located in close proximity to the single means of ingress/egress, the loading docks shall be relocated, preferably to the rear of the building.
26. Reassess connectivity of the entire parking lot for circulation, safety and loading purposes.

Engineering:

1. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
2. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
3. A letter of approval from West Wilson Utility District will be required prior to the issuance of the Land Disturbance Permit.
4. Show PUDE for each lot.
5. Common plan of development- TN Rule 400-10-.04 – water quality not shown how to manage quality / quantity.
6. Provide proof of acquired sewer easements prior to the issuance of the Land Disturbance Permit.
7. Each restaurant shall have a 1,500-gallon grease trap (Jarratt one-piece).
8. Sheet C203 shows the available sight distance at the proposed driveway location is insufficient. The applicant assures Staff this obstruction is due to lack of survey. The development must prove adequate sight distance to obtain a TDOT driveway permit. No Land Disturbance Permit shall be issued until the TDOT driveway permit is obtained and sent to the City Staff.

- Should the revised survey show inadequate sight distance, the driveway shall be relocated to the crest of the hill. A sight plan modification may be required.
9. A northbound right-turn deceleration lane is warranted at the site access.
 10. The sidewalk along the frontage shall be widened to 6' wide.
 11. Provide a pedestrian access route from the ROW to the building.
 12. Provide a sidewalk for the parking spaces along the side and back of the building.
 13. ADA spaces shall still comply with the City parking space standards.
 14. All loading activities must occur outside business hours unless loading can occur without blocking parking spaces or drive aisles.

WWUD:

1. Has anyone thought about cutting 10' of cover over an existing water line?
2. There is no cross-section device shown.
3. Is the existing meter residential or commercial?
4. Is the existing meter sized adequately?

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1490

Agenda Date: 4/16/2026

Agenda #: 9.A.

Title:

**Review the Preliminary Master Development Plan PUD, including a rezone from RS-40 to RS-20 PUD, for the Kheil Subdivision, located at 115 Oakmont Dr.



M E M O R A N D U M

Date: April 16, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 115 Oakmont Drive
PMDP-PUD, Rezone
Map - 072
Parcel(s) –005.01

Request: Submitted by LI Smith and Associates on behalf of their client, owner Mina Kheil, the applicant requests a rezone and preliminary master development plan approval for a residential subdivision to be located at 115 Oakmont Drive, in District 3.

Overview: The subject property consists of approximately 10.32 acres, on the east side of North Mt. Juliet Road, and located just due south of the Oakhall/Timber Trail subdivision. The current zoning is RS-40. The requested zoning is RS-20 PUD, medium density single family residential. The proposal is for 15 single family residential lots, 2 open spaces and a proposed density of 1.56 upa. A summary is provided below.

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
115 Oakmont Drive	Medium Density Residential	N/A	RS-40	RS-20-PUD

Future Lane Use Plan: This property is located within the City limits. The City’s future land use plan identifies this area as medium density residential. A land use amendment is not required.

Zoning: Current zoning is RS-40, low density residential. The request is for RS-20 PUD, medium density residential. The land use plan supports this request.

Findings: In reviewing the requested zoning actions, staff finds that the request agrees with all 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.*

Preliminary Master Development Plan:

Overview: The property is 10.32 acres on the east side of N. Mt. Juliet Road, just south of Oak Hall/Timber Trail subdivision. A minimum of 10 acres is required for establishment of a RS20 PUD. The site is mainly undeveloped land, except for a single-family residence located on the South west corner of the property which is included in this PUD. There is a cemetery and access easement located on the property, also. This plan was deferred by the Planning Commission in January 2026 to allow the applicant more time to address the cemetery and the lack of amenities as originally proposed.

5-103a Bulk Standards: The proposal is for 15 single family lots. Overall density is stated at 1.56 du/a, below the maximum permitted in RS-20 (2.2 upa) and the average lot size is shown at 24,280.04 sf. Minimum lot size is 11,171.11. The setbacks are 30' f, 20' s, and 20' r.

Access: A cul-de-sac is being requested to be constructed to serve 29 total residential lots, (14 of which are already existing along Oakmont Drive. A waiver is being sought for the cul-de-sac due to the extended length. A second waiver is being proposed for a temporary stub street to allow for a temporary dead end of the access street at the property line. Driveway locations have not been specified.

5-104.4 Residential Design Guidelines: There are no waiver requests for the design guidelines, and no conceptual elevations have been provided as requested by staff. The applicant will have to adhere to the code, which includes 100% masonry, brick and/or stone. Full color elevations, with all elevation materials, shall be required at FMDP submittal. Decorative street lighting will be required throughout the subdivision per ordinance 2025-24.

Landscaping: The development area is subject to landscape buffers. Full landscape plan review will be required at FMDP submittal. Detention/retention ponds shall be screened with perimeter vegetation and landscape buffers shall be located in open space and maintained by the HOA.

Amenities: There are two open/green spaces being shown on the plan totaling 7.1% of the land area. 7% minimum is required. Proposed amenities include a playground and gazebo.

Other: A mail kiosk is provided with parking. It shall be covered and lit. A low maintenance, decorative fence will be required around the cemetery, and it shall be maintained by the HOA, if there is no active maintenance of these cemetery grounds. Staff requests that the access to the cemetery be located in open space and not on lots.

Waivers & Variances: The following are requested.

1. Permanent cul-de-sac street – to allow for a 2,370' cul-de-sac road to be constructed (1,614' is existing), to allow the cul-de-sac road to serve 28 total dwelling units, of which 14 single

family residences are already existing along Oakmont Drive. PUBLIC WORKS TO RECOMMEND

2. Temporary stub street – to allow for a temporary dead-end of the access street at the property line. PUBLIC WORKS TO RECOMMEND

Summary: This proposal is for a 15-lot single family infill RS-20 PUD at 115 Oakmont Drive. The rezone request is compliant with the City’s land use plan recommendations, and the overall density is 1.56 units per acre, well below the maximum permitted of 2.2 units per acre. Average lot size is 24,280.04sf and the minimum lot size is 11,171.11sf, well above the minimum requirements. The requirements of the preliminary master development plan checklist have been met.

Recommendation: Staff recommends forwarding the rezone and preliminary master development plan for a single-family residential subdivision at 115 Oakmont Drive to the Board of Commissioners with a positive recommendation.

Planning and Zoning:

1. Brick shall be clay baked and individually laid.
2. Stone shall be a natural product and individually laid.
3. Landscape buffers shall be in open space, not on individual lots, and shall be maintained by the HOA in perpetuity.
4. The cemetery access easement shall be located in open space and maintained by the HOA. Remove this easement from the residential lots.
5. All detention/retention ponds shall be screened with vegetation. Wet ponds shall include lighted aeration.
6. Preserve as many trees as possible. Provide a tree survey for any vegetation to be used toward buffer requirements.
7. Provide covenants and restrictions to review, if applicable.
8. Provide decorative low maintenance fencing around the cemetery.
9. All fencing shall be low maintenance, decorative materials.
10. Poles and post shall be painted black. Channel posts are not permitted.
11. All requirements of 5-104.4 in the zoning ordinance shall be adhered to.
12. All requirements of 8-204.1 in the zoning ordinance shall be adhered to.
13. Should retaining walls be used, they shall be constructed of segmental block.
14. Identify all critical façade lots at final master development plan submittal.
15. A complete landscape plan will be required at final master development plan submittal.
16. Provide formalized elevations to include all materials and percentages at final master development plan submittal.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. Request sewer availability prior to the second reading at the BOC. The site has two options for sewer routing/service. The routing shall be determined at FMDP submittal:

- a. Connecting to gravity sewer going north to the Oakhall development while obtaining applicable easements. **This is the preferred route for staff.**
 - b. If topography prohibits connecting to the gravity sewer, the other option would be connecting to force main on Oakmont Dr and utilizing localized grinder systems. If this option is used, the City shall be supplied with redundant grinder systems for each lot proposed for future maintenance.
 - c. In either option, the public sewer (minus laterals) shall be within a 20' utility easement.
4. The following variances are requested:
 - a. [Sub Reg 4.104.4] Variance for a cul-de-sac to exceed 700' (approximately 1530' existing, additional 756' proposed) **SUPPORTED**
 - b. [Sub Reg 4.104.4] Variance to a cul-de-sac to exceed 25 units (14 existing, additional 16 proposed) **SUPPORTED**
 - c. [Sub Reg 4.104.405 (a) (i)] Variance to allow a temporary dead-end of an access street at the property line **SUPPORTED**
 - d. [Sub Reg 4.104.405 (b) (i)] Variance to allow a permanent dead-end within 150' of the boundary of the property. **SUPPORTED**
 5. All cul-de-sacs must comply with the requirements of the International Fire Code and the City's standard details.
 6. A 6' grass strip shall be installed along the cul-de-sac.
 7. Road profiles will be required at FMDP. All roads shall comply with the standards included in the subdivision regulations unless variances are approved with the PMDP.
 8. Front loaded homes are not permitted on streets classified as access streets or higher. Side or rear loaded homes are required.
 9. 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.
 10. Portions of Lots 103-105 & 207-209 are located within FEMA's Special Flood Hazard Area, Zone A. The City's Floodplain Administrator requests that the building envelopes be revised to be outside this flood zone. If the building envelopes remain in the FEMA Special Flood Hazard Area, all FEMA requirements must be met before a Land Disturbance Permit can be applied for and a Floodplain permit is obtained.
 11. Consider consolidating Lots 203 and 204 to create a more viable lot.
 12. Provide aeration if wet ponds are utilized.

13. The driveway to the cemetery shall match the City detail for a residential driveway.
14. Appropriate tapers shall be provided between the existing and the new sections of Oakmont Drive. The tapering shall occur within the existing ROW on Oakmont Drive.
15. Add note that all PUDE's listed outside of the ROW are not the responsibility of the City of Mt. Juliet to maintain.

WWUD:

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

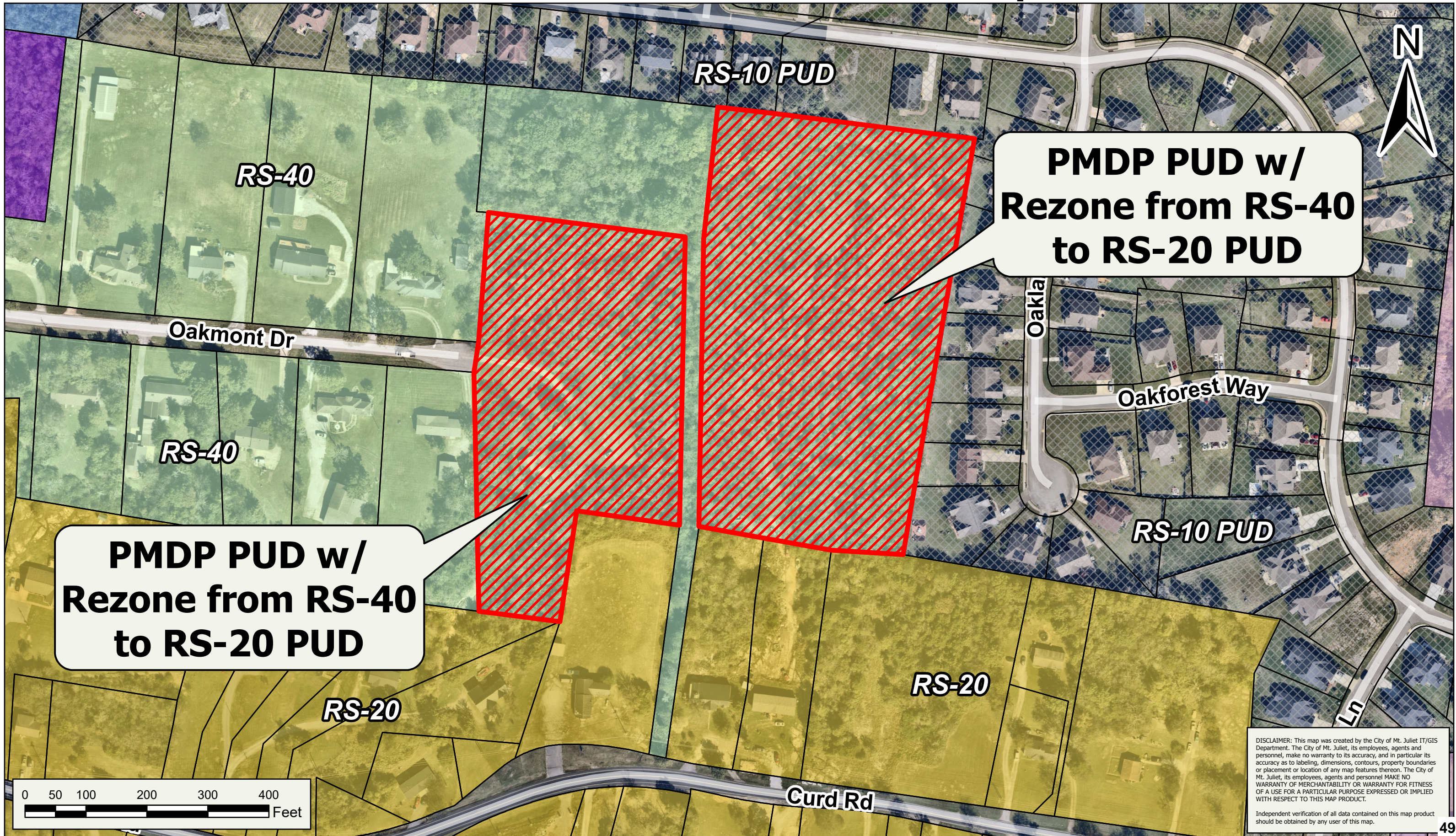
Wilson County Schools:

1. No comments



Exhibit B- PMDP PUD w/ Rezone

Mina Kheil Subdivision - 115 Oakmont Dr Map 072, Parcels 005.01





Mt. Juliet, Tennessee

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

Staff Report

File #: 1681

Agenda Date: 4/16/2026

Agenda #: 9.C.

Title:

**Review the Land Use Plan Amendment from Thoroughfare Commercial to Light Industrial for Lock Box Self Storage, off Lebanon Rd directly East of 12337 Lebanon Rd.



M E M O R A N D U M

Date: April 16, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Lock Box Storage
LUA and RZ
Map - 53
Parcel(s) – 46.00

Request: Darren Raines, owner and applicant, of the existing Lock Box Storage, is requesting approval for a land use amendment, rezone and preliminary master development plan approval for an expansion of the Lock Box Storage center, located at 12337 Lebanon Rd., located in District 1. The parcel proposed is owned by the Lock Box Storage, and is the parcel (046.00) located directly east of the existing property at 12337 Lebanon Rd.

History/Overview: The property is 4.84 acres on the north side of Lebanon Rd., just to the east of and directly next door to the existing Lock Box Storage facility and to the west of Countryside Animal Hospital. The property is owned by the Lock Box Storage facility and currently being used for vehicular storage. The intent is to discontinue the vehicular storage use and expand the storage facility with the addition of seven (7) new storage buildings. The applicant began this process in 2023 but did not follow through with the submittal.

The request via the land use amendment is to change the northern portion, approximately 4.10 acres of the property, from Thoroughfare Commercial to Business Development Center, and rezone this same portion of the property to IR, Industrial restrictive which would allow the requested use. The property is currently zoned CG, commercial general. The applicant is requesting to maintain the remaining southern portion of approximately 0.74 acres, as CG, Commercial General, with no intended improvements. The current Lock Box Storage facility to the west, is zoned CG, Commercial General, and is considered legally non-compliant.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
<i>Map 53 Parcel 046.00 Lockbox self storage</i>	<i>Thoroughfare Commercial</i>	<i>Business Development Center</i>	<i>CG, Commercial General</i>	<i>IR-PUD, Industrial Restrictive Planned Unit Development & CG, Commercial General</i>

Future Land Use: The City’s future land use map identifies the entire property as Thoroughfare commercial. The future land use map shows the adjacent properties as Thoroughfare commercial to the east, west and south, and medium density residential the north. The land use plan does not support a request for a Business Development Center on this parcel.

Zoning: The zoning on this parcel is CG, Commercial General, along with the existing Lock Box Storage site, which is considered legally non-conforming for self-storage use. The applicant is seeking IR, industrial restrictive, with a PUD overlay for the northern portion of the site, which equates to approximately 4.10 acres, should the land use plan be amended. There would be no change to the southern portion (approx. 0.74 acres) of the lot.

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

Preliminary Master Development Plan:

Location/History: This development site is located on the North side of Lebanon Road. The current zoning on the entire parcel is CG, commercial general, with the request for a land use amendment and subsequent zoning for portion of the property to IR, industrial restrictive, which maintain the CG, commercial general zoning on the southern portion of the lot.

7-103 Bulk Standards: The total acreage of the proposed development is 4.84 acres, that should the Land Use amendment be approved include the proposed seven (7) self-storage warehouse buildings. Building one, 4,800 sf, building two, 8,550 sf, buildings three, four and five are all 9,000 sf each, building six, 7,800 sf, and building seven (multi-story), 39,500 sf. The building coverage proposed at approximately 44% (87,650 sf) meets within the maximum allowance of 50%. The impervious surface ratio maximum is 70%, the current lot is being utilized as a vehicular storage area is currently at 50% (104,439 sf) and proposed to 70% (148,848 sf). The maximum height is 35’, with buildings one through six averages under 15’, and building seven is 30’, all within the maximum height limitations.

Streets/Sidewalks/Access: Vehicular access is proposed via the existing driveway with ingress/egress obtained via Lebanon Road. A six-foot wide sidewalk is proposed/required along the Lebanon Road frontage with a pedestrian connection to the site via a sidewalk and striping.

Article IX Parking: Parking data indicates the parking for self-storage use at one space for each 5,000 sf of gross floor area (87,650 sf), two spaces for the rental office and one space for each employee, along with ADA spaces. The approximate total for parking would be 20 spaces. Insufficient parking areas are shown but will be required upon site plan submittal. The applicant noted that they intend to share parking areas with the existing self-storage operations existing on the immediate parcel to the west.

Article X Landscaping: The full landscape plan will be required upon submittal of the site plan/FMDP, along with a full photometric plan. Staff has requested that the robust existing tree line buffers to the North and East be maintained to the fullest extent possible for effective screening.

7-103 Industrial Design Standards: Elevations have been provided that indicate materials of both brick and hardie board siding. A waiver has been requested by the applicant for the extensive use of the secondary materials. The elevations provided will correspond with the existing storage facilities adjacent to the proposed new buildings.

Variances/Waivers – The following waivers are requested:

1. 7-103 Industrial Design Standards: Request to deviate from the material standards to allow – minimal brick, along with hardie board masonry siding. **STAFF SUPPORTS THE ELEVATIONS AS PROPOSED AS THEY ARE IN CONCERT WITH THE TYPE OF STRUCTURES ALREADY EXISTING ON THE ADJACENT LOT, AND IN CONCERT WITH THE PROPOSED USE AND GENERAL AREA.**
2. 7-103 Yard Regulations: *Special provisions applying to required yards and building setbacks along district boundaries coincident with side or rear lot lines of zone lots located in any residential district.*
 - a. *Required yards along district boundaries coincident with side or rear lot lines.* Within I-R and I-G, Industrial Districts, along such portion of the boundary of the industrial district which coincides with a side or rear lot line of a zone lot in any residential district, an open area unobstructed from the ground to the sky shall be provided within the industrial district. Within both I-R districts and I-G districts, the width shall be 100 feet, unless supplementary landscaping and buffering plans are approved by the Planning Commission. No portion of this open area shall be used for off-street parking, off-street loading or for storage or processing of any kind. No portion of this open area shall be paved, graveled or used for parking or as an access way of any type.

THE PLANS INDICATE A STANDARD 20' REAR SETBACK WITH DRIVE AISLES WITHIN. STAFF SUPPORTS THIS REQUEST IF THE DRIVE AISLES ARE REMOVED FROM THE YARD AND A 20' WIDE TYPE D BUFFER WITH A LOW MAINTENANCE PRIVACY FENCE IS PROVIDED IN LIEU.

3. Article IX. – Parking: 20 spaces are required by code. 20 spaces are in excess of what is typical for this use, as most consumers utilize the area in front of their assigned unit. The applicant must request a waiver from this requirement should they choose to reduce the required number of spaces. **STAFF SUPPORTS THE REDUCTION IN PARKING SPACES, AS THE NEED FOR EXCESSIVE PARKING IS UNNECESSARY, AND WILL BE UNDER**

UTILIZED, CONSIDERING THE USE. THE APPROPRIATE NUMBER OF SPACES WILL BE DETERMINED AT SITE PLAN REVIEWED

Summary: The City's future land use plan identifies the subject property as thoroughfare commercial and the applicant's request for business development center is not supported by the land use plan. The proposed function of this site mirrors the adjacent property, as being utilized for self-storage. The existing property is currently legally non-conforming and no intended change in use is proposed. Staff is of the opinion that the proposed use and structures will constitute an improvement over the existing conditions at the site. Should the commission approve the land use plan amendment and rezone, a site plan and final master development plan will be required for review.

Recommendation: The applicant's request for a business development center is not supported by the land use plan; therefore, staff cannot support the request to amend the land use plan. Should the Planning Commission make a positive recommendation to the Board of Commissioners for the land use amendment, rezone and preliminary master development plan, please include the following conditions:

Planning and Zoning:

1. 7-104, Industrial design guidelines shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
2. 7-103, Bulk regulations and Building design guidelines shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
3. Article IX Parking regulations shall be adhered to excepting any waivers granted by the Board of Commissioners.
4. HVAC and utility equipment shall be screened entirely from horizontal view; utility meters shall be screened with brick/stone screen walls.
5. Rooftop mechanical equipment shall be screened from horizontal view via a parapet wall.
6. Wheel stops are not permitted.
7. All exterior lighting fixtures shall be decorative.
8. Parking lot lighting shall be decorative fixtures on black posts.
9. Bollards shall be the color black.
10. Parking lot lighting shall be placed in yards or beds and not on the pavement.
11. Wall mounted lighting shall be decorative in nature. Wal-paks are prohibited.
12. Brick shall be clay, baked and individually laid.
13. Stone shall be individually laid.
14. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan submittal.
15. Preserve the tree lines along the south and east of the site for screening.
16. No flammable landscape materials (i.e.- mulch) shall be placed within 3' of any building/structure.
17. Only uses permitted by right under IR zoning shall be permitted in the PUD.
18. Provide a six-foot sidewalk along the Lebanon Road property frontage with a pedestrian connection to the site via sidewalk and striping.

19. 7.103.4.7 required yards, shall be adhered to in regard to the required yards and building setbacks in relation to residential districts, except any waivers approved by the Planning Commission and Board of Commissioners.
20. Landscape plans are required at FMDP/SP and shall be approved prior to the submittal of construction documents.
21. Signage shall be reviewed and approved via a separate application to the Planning Department.
22. Wall mounted utility and meter equipment shall be painted to match the building façade it is attached to.

Engineering:

1. Variance: Request to waive requirement for 6' sidewalk along Lebanon Road – **Staff does not support**
2. All access shall be from the existing access drive. No additional access to Lebanon Road shall be allowed.
3. The traffic study for this development has been waived based on the expected trips and local crash history.
4. Stormwater: Site Plan to include TN rule 400-10-.04- and 100-year storm to be used.
5. Provide better representation of the stream buffer along the southern boundary of the site at construction plan review.

WWUD:

1. I am seeing proposed private fire hydrants. They shall be painted white.
2. There is not a fire line meter shown or DDCVA shown.
3. There are not any meter and RP devices shown for the domestic or irrigation if required.

Wilson County Schools:

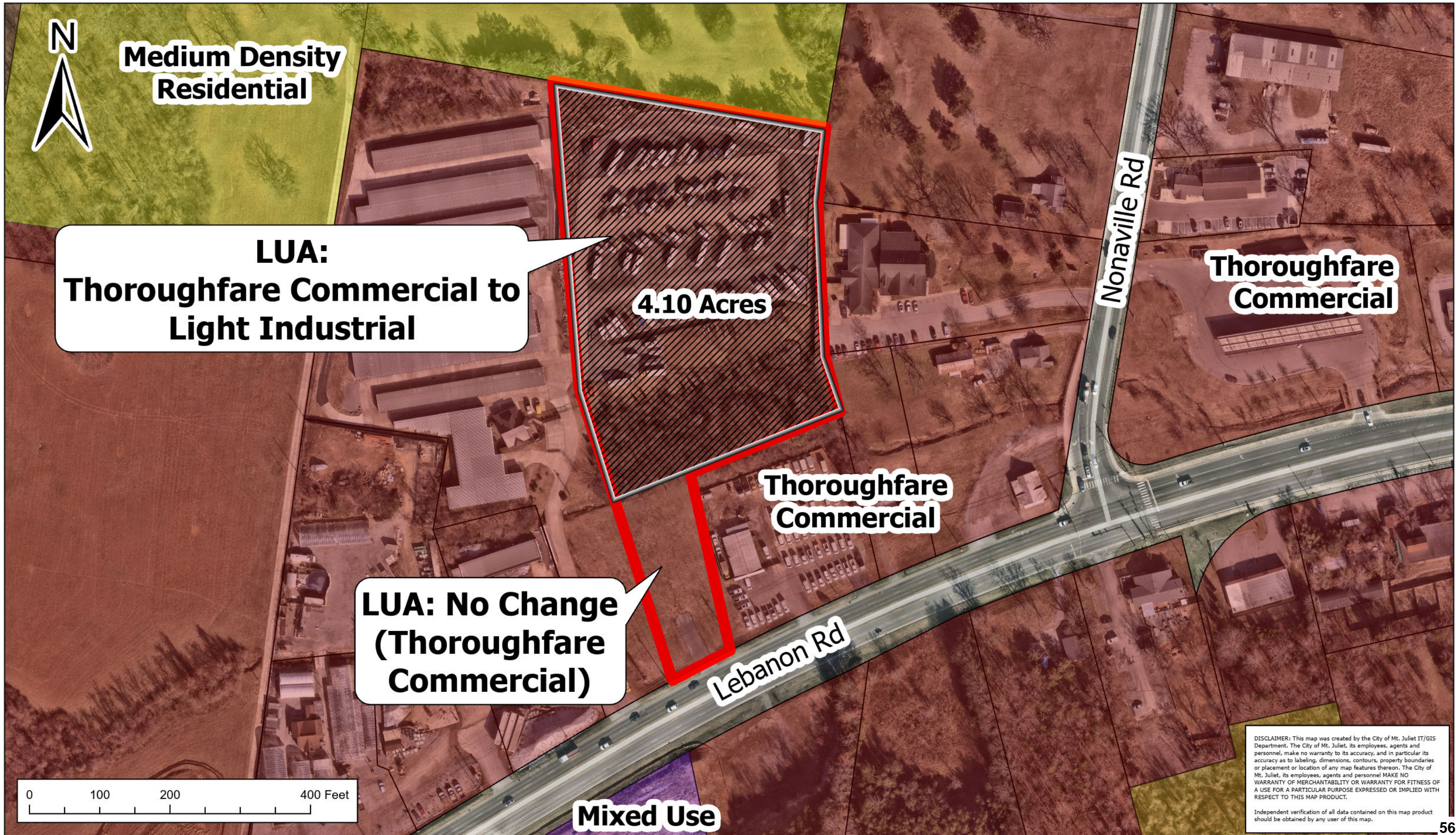
1. No Comments Received.



Exhibit B Land Use Plan Amendment

Lock Box Self Storage

Map 053, p/o Parcel 046.00





Mt. Juliet, Tennessee

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

Staff Report

File #: 1682

Agenda Date: 4/16/2026

Agenda #: 9.B.

Title:

**Review the Preliminary Master Development Plan PUD with a Rezone from CG to I-R PUD for Lock Box Self Storage, located off Lebanon Rd directly east of 12337 Lebanon Rd.



M E M O R A N D U M

Date: April 16, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Lock Box Storage
LUA and RZ
Map - 53
Parcel(s) – 46.00

Request: Darren Raines, owner and applicant, of the existing Lock Box Storage, is requesting approval for a land use amendment, rezone and preliminary master development plan approval for an expansion of the Lock Box Storage center, located at 12337 Lebanon Rd., located in District 1. The parcel proposed is owned by the Lock Box Storage, and is the parcel (046.00) located directly east of the existing property at 12337 Lebanon Rd.

History/Overview: The property is 4.84 acres on the north side of Lebanon Rd., just to the east of and directly next door to the existing Lock Box Storage facility and to the west of Countryside Animal Hospital. The property is owned by the Lock Box Storage facility and currently being used for vehicular storage. The intent is to discontinue the vehicular storage use and expand the storage facility with the addition of seven (7) new storage buildings. The applicant began this process in 2023 but did not follow through with the submittal.

The request via the land use amendment is to change the northern portion, approximately 4.10 acres of the property, from Thoroughfare Commercial to Business Development Center, and rezone this same portion of the property to IR, Industrial restrictive which would allow the requested use. The property is currently zoned CG, commercial general. The applicant is requesting to maintain the remaining southern portion of approximately 0.74 acres, as CG, Commercial General, with no intended improvements. The current Lock Box Storage facility to the west, is zoned CG, Commercial General, and is considered legally non-compliant.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
<i>Map 53 Parcel 046.00 Lockbox self storage</i>	<i>Thoroughfare Commercial</i>	<i>Business Development Center</i>	<i>CG, Commercial General</i>	<i>IR-PUD, Industrial Restrictive Planned Unit Development & CG, Commercial General</i>

Future Land Use: The City's future land use map identifies the entire property as Thoroughfare commercial. The future land use map shows the adjacent properties as Thoroughfare commercial to the east, west and south, and medium density residential the north. The land use plan does not support a request for a Business Development Center on this parcel.

Zoning: The zoning on this parcel is CG, Commercial General, along with the existing Lock Box Storage site, which is considered legally non-conforming for self-storage use. The applicant is seeking IR, industrial restrictive, with a PUD overlay for the northern portion of the site, which equates to approximately 4.10 acres, should the land use plan be amended. There would be no change to the southern portion (approx. 0.74 acres) of the lot.

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

Preliminary Master Development Plan:

Location/History: This development site is located on the North side of Lebanon Road. The current zoning on the entire parcel is CG, commercial general, with the request for a land use amendment and subsequent zoning for portion of the property to IR, industrial restrictive, which maintain the CG, commercial general zoning on the southern portion of the lot.

7-103 Bulk Standards: The total acreage of the proposed development is 4.84 acres, that should the Land Use amendment be approved include the proposed seven (7) self-storage warehouse buildings. Building one, 4,800 sf, building two, 8,550 sf, buildings three, four and five are all 9,000 sf each, building six, 7,800 sf, and building seven (multi-story), 39,500 sf. The building coverage proposed at approximately 44% (87,650 sf) meets within the maximum allowance of 50%. The impervious surface ratio maximum is 70%, the current lot is being utilized as a vehicular storage area is currently at 50% (104,439 sf) and proposed to 70% (148,848 sf). The maximum height is 35', with buildings one through six averages under 15', and building seven is 30', all within the maximum height limitations.

Streets/Sidewalks/Access: Vehicular access is proposed via the existing driveway with ingress/egress obtained via Lebanon Road. A six-foot wide sidewalk is proposed/required along the Lebanon Road frontage with a pedestrian connection to the site via a sidewalk and striping.

Article IX Parking: Parking data indicates the parking for self-storage use at one space for each 5,000 sf of gross floor area (87,650 sf), two spaces for the rental office and one space for each employee, along with ADA spaces. The approximate total for parking would be 20 spaces. Insufficient parking areas are shown but will be required upon site plan submittal. The applicant noted that they intend to share parking areas with the existing self-storage operations existing on the immediate parcel to the west.

Article X Landscaping: The full landscape plan will be required upon submittal of the site plan/FMDP, along with a full photometric plan. Staff has requested that the robust existing tree line buffers to the North and East be maintained to the fullest extent possible for effective screening.

7-103 Industrial Design Standards: Elevations have been provided that indicate materials of both brick and hardie board siding. A waiver has been requested by the applicant for the extensive use of the secondary materials. The elevations provided will correspond with the existing storage facilities adjacent to the proposed new buildings.

Variances/Waivers – The following waivers are requested:

1. 7-103 Industrial Design Standards: Request to deviate from the material standards to allow – minimal brick, along with hardie board masonry siding. **STAFF SUPPORTS THE ELEVATIONS AS PROPOSED AS THEY ARE IN CONCERT WITH THE TYPE OF STRUCTURES ALREADY EXISTING ON THE ADJACENT LOT, AND IN CONCERT WITH THE PROPOSED USE AND GENERAL AREA.**
2. 7-103 Yard Regulations: *Special provisions applying to required yards and building setbacks along district boundaries coincident with side or rear lot lines of zone lots located in any residential district.*
 - a. *Required yards along district boundaries coincident with side or rear lot lines.* Within I-R and I-G, Industrial Districts, along such portion of the boundary of the industrial district which coincides with a side or rear lot line of a zone lot in any residential district, an open area unobstructed from the ground to the sky shall be provided within the industrial district. Within both I-R districts and I-G districts, the width shall be 100 feet, unless supplementary landscaping and buffering plans are approved by the Planning Commission. No portion of this open area shall be used for off-street parking, off-street loading or for storage or processing of any kind. No portion of this open area shall be paved, graveled or used for parking or as an access way of any type.

THE PLANS INDICATE A STANDARD 20' REAR SETBACK WITH DRIVE AISLES WITHIN. STAFF SUPPORTS THIS REQUEST IF THE DRIVE AISLES ARE REMOVED FROM THE YARD AND A 20' WIDE TYPE D BUFFER WITH A LOW MAINTENANCE PRIVACY FENCE IS PROVIDED IN LIEU.

3. Article IX. – Parking: 20 spaces are required by code. 20 spaces are in excess of what is typical for this use, as most consumers utilize the area in front of their assigned unit. The applicant must request a waiver from this requirement should they choose to reduce the required number of spaces. **STAFF SUPPORTS THE REDUCTION IN PARKING SPACES, AS THE NEED FOR EXCESSIVE PARKING IS UNNECESSARY, AND WILL BE UNDER**

UTILIZED, CONSIDERING THE USE. THE APPROPRIATE NUMBER OF SPACES WILL BE DETERMINED AT SITE PLAN REVIEWED

Summary: The City's future land use plan identifies the subject property as thoroughfare commercial and the applicant's request for business development center is not supported by the land use plan. The proposed function of this site mirrors the adjacent property, as being utilized for self-storage. The existing property is currently legally non-conforming and no intended change in use is proposed. Staff is of the opinion that the proposed use and structures will constitute an improvement over the existing conditions at the site. Should the commission approve the land use plan amendment and rezone, a site plan and final master development plan will be required for review.

Recommendation: The applicant's request for a business development center is not supported by the land use plan; therefore, staff cannot support the request to amend the land use plan. Should the Planning Commission make a positive recommendation to the Board of Commissioners for the land use amendment, rezone and preliminary master development plan, please include the following conditions:

Planning and Zoning:

1. 7-104, Industrial design guidelines shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
2. 7-103, Bulk regulations and Building design guidelines shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
3. Article IX Parking regulations shall be adhered to excepting any waivers granted by the Board of Commissioners.
4. HVAC and utility equipment shall be screened entirely from horizontal view; utility meters shall be screened with brick/stone screen walls.
5. Rooftop mechanical equipment shall be screened from horizontal view via a parapet wall.
6. Wheel stops are not permitted.
7. All exterior lighting fixtures shall be decorative.
8. Parking lot lighting shall be decorative fixtures on black posts.
9. Bollards shall be the color black.
10. Parking lot lighting shall be placed in yards or beds and not on the pavement.
11. Wall mounted lighting shall be decorative in nature. Wal-paks are prohibited.
12. Brick shall be clay, baked and individually laid.
13. Stone shall be individually laid.
14. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan submittal.
15. Preserve the tree lines along the south and east of the site for screening.
16. No flammable landscape materials (i.e.- mulch) shall be placed within 3' of any building/structure.
17. Only uses permitted by right under IR zoning shall be permitted in the PUD.
18. Provide a six-foot sidewalk along the Lebanon Road property frontage with a pedestrian connection to the site via sidewalk and striping.

19. 7.103.4.7 required yards, shall be adhered to in regard to the required yards and building setbacks in relation to residential districts, except any waivers approved by the Planning Commission and Board of Commissioners.
20. Landscape plans are required at FMDP/SP and shall be approved prior to the submittal of construction documents.
21. Signage shall be reviewed and approved via a separate application to the Planning Department.
22. Wall mounted utility and meter equipment shall be painted to match the building façade it is attached to.

Engineering:

1. Variance: Request to waive requirement for 6' sidewalk along Lebanon Road – **Staff does not support**
2. All access shall be from the existing access drive. No additional access to Lebanon Road shall be allowed.
3. The traffic study for this development has been waived based on the expected trips and local crash history.
4. Stormwater: Site Plan to include TN rule 400-10-.04- and 100-year storm to be used.
5. Provide better representation of the stream buffer along the southern boundary of the site at construction plan review.

WWUD:

1. I am seeing proposed private fire hydrants. They shall be painted white.
2. There is not a fire line meter shown or DDCVA shown.
3. There are not any meter and RP devices shown for the domestic or irrigation if required.

Wilson County Schools:

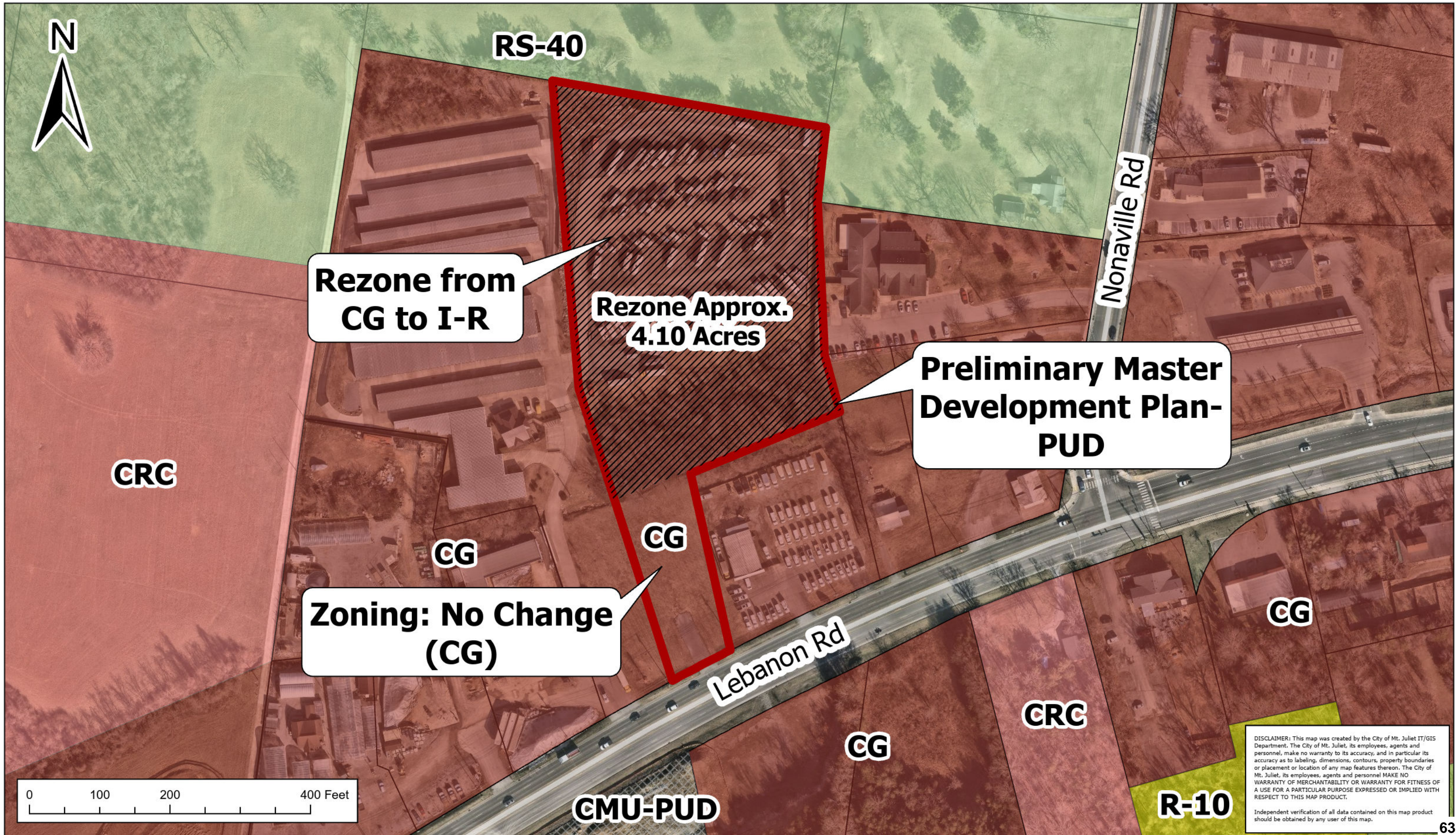
1. No Comments Received.



Exhibit B PMDP-PUD & Rezone

Lock Box Self Storage

Map 053, p/o Parcel 046.00





Mt. Juliet, Tennessee

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

Staff Report

File #: 1678
10.A.

Agenda Date: 4/16/2026

Agenda #:

Title:

**Review the Out of City Sewer Request for 445, 447 & 449 Liberty Chapel Rd.



STAFF REPORT

Date: April 16, 2026

To: Luke Winchester, Chairman and Planning Commission

From: Shane Shamanur, P.E.
Director of Engineering

Re: Mt. Juliet Code, Section 13-1-12 (1)
Ordinance 98-02 - Sewer Service Outside City Limits
Ordinance 19-36 – Outside City Customers

Background: The subject property location is 445, 447, and 449 Liberty Chapel Road, outside the city limits of Mt. Juliet, Tennessee, identified as Wilson County, Tennessee, Map 49, parcels 008.03, 008.02, and 008.04. Total area of the property is ±49 acres.

Request: The developer/property owner wishes to develop eighteen (18) single family residences and requests a connection to the City sewer system.

Analysis: 447 Liberty Chapel Road is contiguous to property within the City limits, while 445 and 449 Liberty Chapel Road. The intention is to direct wastewater flows from this development through the previously approved Yorkshire Estates wastewater infrastructure, which is within the City limits.

The developer/property owner will pay all regular charges and a surcharge of 100% additional for all city fees meeting Ordinance 2019-36 since said property is not within the city limits. Further, the owner understands and agrees to pay the tap and capacity fees required for connection to the City system. Installation of all sewerage facilities servicing the property will also be the responsibility of the developer/property owner.

Recommendation: If the Planning Commission provides a positive recommendation, staff recommends the sewer availability be subject to the following:

1. Completion of the wastewater infrastructure of the Yorkshire Estates development.
2. Payment of all fees including tap, connection, pretreatment, and user fees as outlined by Ordinance 2019-36
3. Installation of all sewerage facilities shall be inspected and approved by the Utilities Director, or a representative thereof.



OUT OF CITY SEWER SERVICE APPLICATION

Date Submitted: 3/20/26

Section 1:

Property Owner/Applicant: RICHARD VAN KLUYVE

445/449
Street Address: 447 LIBERTY CHAPEL RD.

City: MT. JULIET State: TN Zip: 37122

Phone: 615-429-1982 Email: RUKJR@ICLOUD.COM

Section 2:

Location of Property for Service: SAME AS ABOVE

Property Address (if applicable): _____

Street Address: _____

Subdivision: _____

Map(s): _____ Parcel(s): _____

YES Is this Property Contiguous with the city limits of The City of Mt Juliet

54 Total Acreage

Reason for this request:

I AM INSTALLING SEWER FOR YORKSHIRE ESTATES (80 LOTS)
THE SUBJECT PROPERTY BODER YORKSHIRE & I WOULD
LIKE TO CREATE LARGE 2+ ACRE TRACTS WITHIN THE
COUNTY (WHICH I CURRENTLY AM) & TAP THE SEWER
IM PAYING TO INSTALL. I HAVE ALREADY CONFIRMED
W/ MY SEWER ENGINEER THAT CAPACITY IS THERE.

Proposed Use (Residence, Office, Restaurant etc.)

RESIDENTIAL 2+ ACRE TRACTS

[Signature] 3/20/26
Applicant's Signature (provide notarized certification) Date

*I (we) herby certify that I am (we are) the owners of the property shown and described above.

[Signature] 3/20/26
Owner's Signature Date

Sworn to and subscribed before me in the

County of Wilson

This 20th day of March 2026

Nakia Ann Holman
Notary Public at Large

12/1/2027
Date Commission Expires



For Office Use Only

\$500 Fee Paid: 3-20-26

Sewer Available: Yes No
 Gravity Grinder

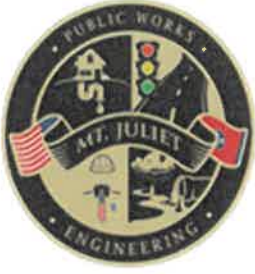
PC Meeting Date: _____

BOC Meeting 1st Reading: _____

BOC Meeting 2nd Reading: _____

RECEIPT		DATE <u>3-20-26</u>	No. <u>724665</u>
RECEIVED FROM <u>Modern Family</u>		\$ <u>500</u> ⁰⁰	
<u>Five hundred</u> ⁰⁰ / ₁₀₀		DOLLARS	
<input type="radio"/> FOR RENT <input checked="" type="radio"/> FOR <u>Out of City Sewer fee for 447 Liberty Chapel Rd.</u>			
ACCOUNT		<input type="radio"/> CASH <input checked="" type="radio"/> CHECK <input type="radio"/> MONEY ORDER <input type="radio"/> CREDIT CARD	FROM _____ TO _____
PAYMENT	<u>#2061</u>		
BAL. DUE			BY <u>D. Howard</u>

3-11



City of Mt. Juliet

Public Works Department

March 30, 2026

Jake Porter
Heritage Civil, PLLC
2055 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Re: Reserve on Liberty Chapel

Dear Jake:

Pursuant to your request, we have reviewed the feasibility of providing sanitary sewer service for the proposed Reserve on Liberty Chapel. Specifically, the sewer availability request as shown on the attached correspondence involves the following:

18 Residential Lots @ 350 GPD/Lot = 6,300 GPD

This letter is to confirm that the City of Mt. Juliet's existing sanitary sewer facilities will have sufficient reserve capacity to accommodate this proposed development upon completion of the Yorkshire Estates Development. This recommendation for sewer availability is subject to the proposed development directing wastewater flows to the proposed Yorkshire Estates Development gravity collection system as shown on the enclosed map.

This sanitary sewer availability letter is recommended to be made available for an initial two (2) year period with provisions for a two (2) year extension upon request. If the Developer has not initiated work on the development within this period and has not paid for applicable sewer fees, the Developer would be required to request sewer availability again as if it were a new Development.

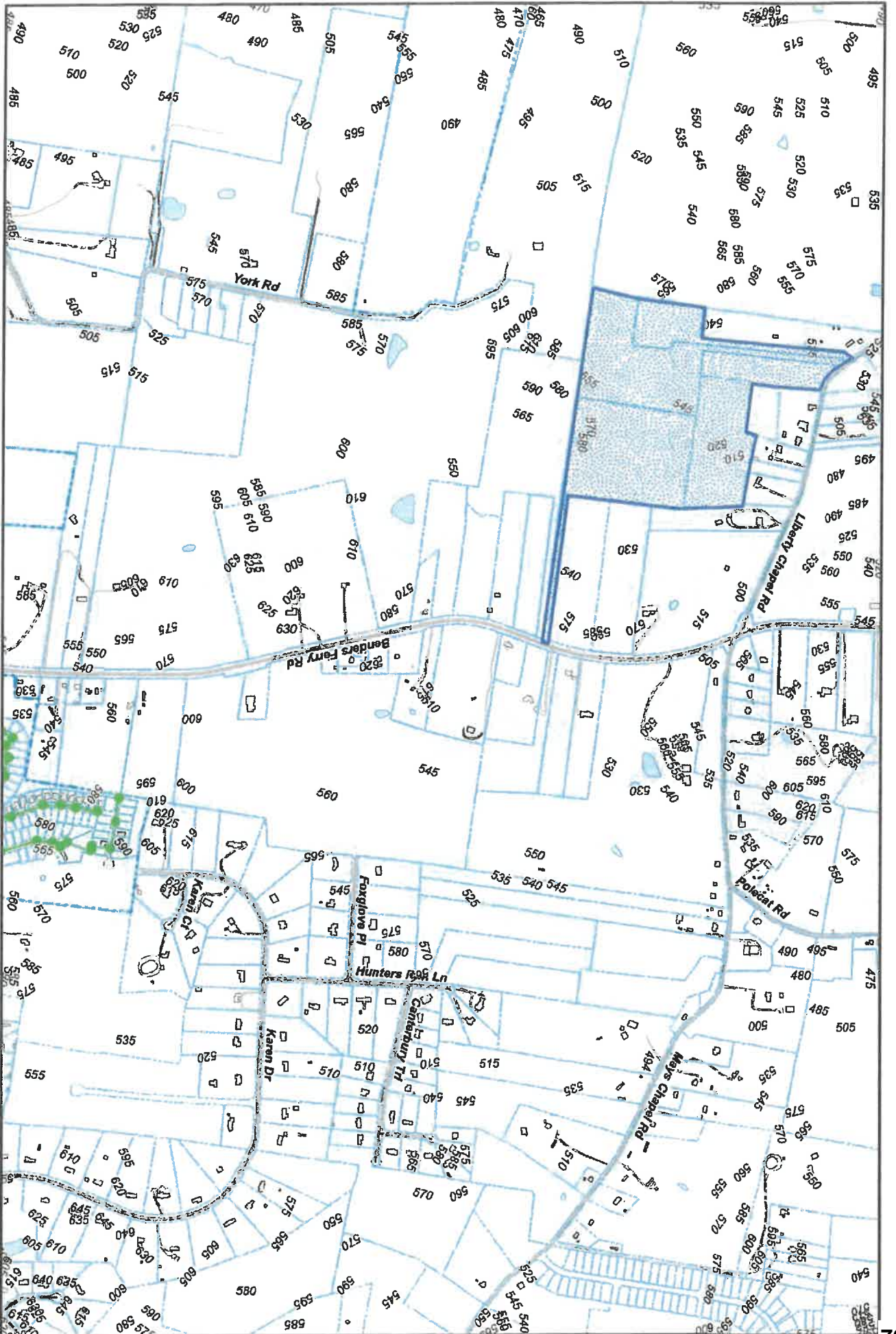
The proposed Development appears to be located **outside** the current Mt. Juliet City limits (based on the City's Website latest City Limits Map) and **inside** the City's Urban Growth Boundary. This recommendation for sewer availability is subject to review and approval of the City of Mt. Juliet Planning Commission and the Mt. Juliet City Commission.

Please contact my office should you have any further questions.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Shane Shamanur', written over a light blue circular stamp.

Shane Shamanur, P.E.
Engineering Director



Legend

- Contours
- Parcel
- Exist. Gravity Sewers
- Exist. Force Mains
- City Limits
- Building
- TVA-Power Lines

447 RESERVE ON LIBERTY CHAPEL

Sewer Availability

MT. JULIET, TENNESSEE



1 inch = 1,000 feet



PREPARED BY:

 WATER MANAGEMENT
 SERVICES, LLC
 PROFESSIONAL ENGINEERS, NASHVILLE, TN

449 Liberty Chapel Rd



WILSON COUNTY, TENNESSEE

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

MAP DATE: March 27, 2026

<https://wilton.tn.gov/power/qc/countypropertysearch>



447 Liberty Chapel Rd



WILSON COUNTY, TENNESSEE

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

MAP DATE: March 27, 2025

<https://kirkcorta.geopowered.com/parcelsearch/>



Map 049; Parcel 09.00



WILSON COUNTY, TENNESSEE

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

MAP DATE: March 27, 2026

<https://wilsontn.geopower.net.com/propertysearch>



445 Liberty Chapel Rd



WILSON COUNTY, TENNESSEE

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

MAP DATE: March 27, 2026

<https://wilson.tn.gov/arcgis/rest/services/propertysearch>





March 18, 2026

Shane Shamanur
City of Mt. Juliet
115 Clemmons Road
Mt. Juliet, TN 37122

**RE: REQUEST FOR AVAILABILITY OF SEWER SERVICE
Reserve on Liberty Chapel
447 Liberty Chapel Rd
Mt. Juliet, TN 37122**

Dear Shane,

On behalf of the owner/developer we request availability of sewer service for the **Reserve on Liberty Chapel** project.

The following capacity is being requested for the development:

Reserve on Liberty Chapel:

1. Eighteen (18) Single Family Lots @350 GPD/Unit x 18 Units = 6,300 GPD

TOTAL = 6,300 GPD

We respectfully request a letter of availability for sewer service for this project. Please feel free to contact me if you have any questions or comments regarding this request. Thank you for your help with this matter.

Respectfully Submitted
Heritage Civil, PLLC,
Jake Porter, P.E.
Owner

Heritage Civil No. 25-005-01

447 Liberty Chapel



CITY OF MT. JULIET, TENNESSEE

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

MAP DATE: March 18, 2028

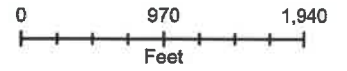
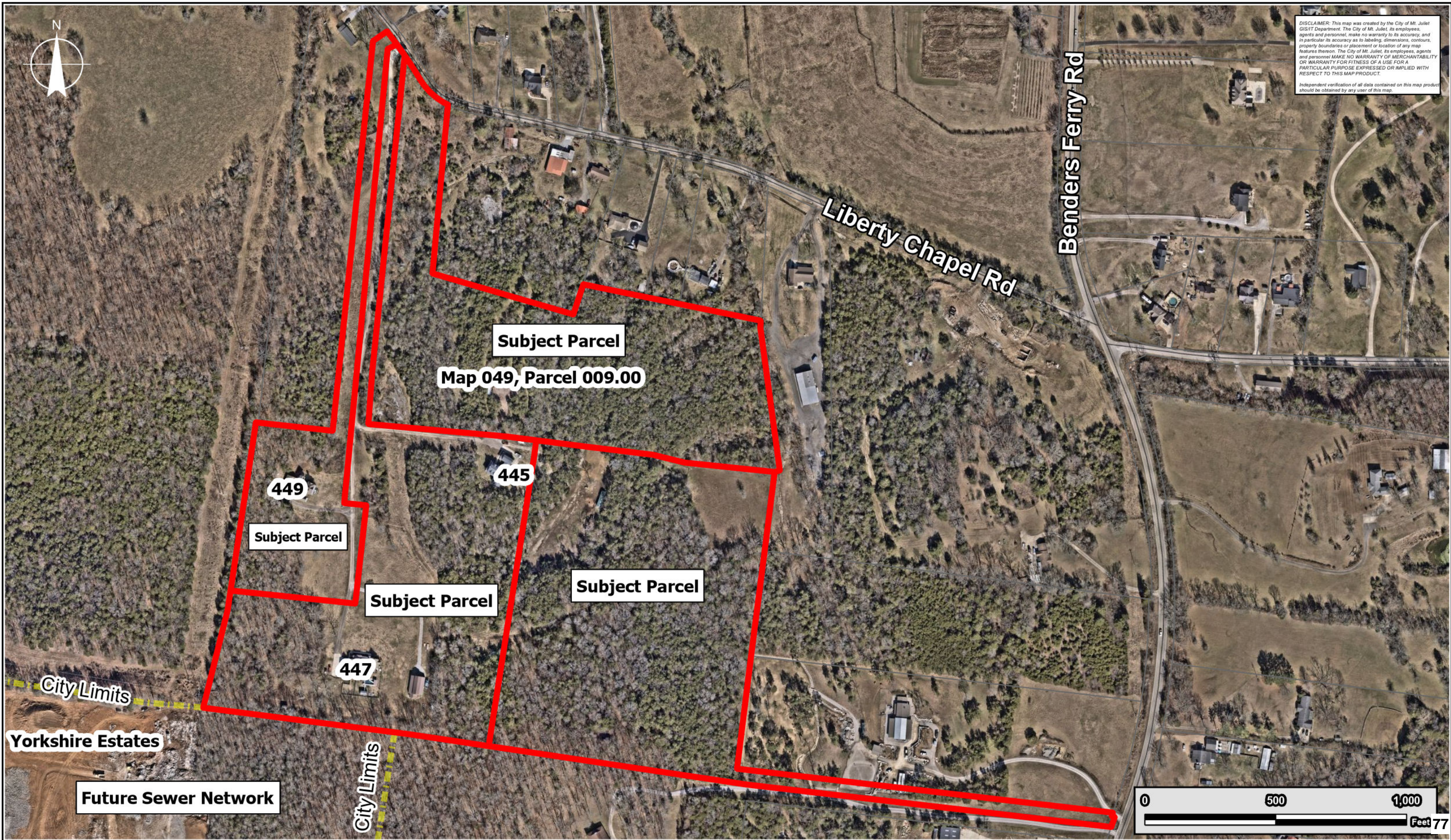




Exhibit A Out of City Sewer Request

445, 447, 449 Liberty Chapel Road & Map 049, Parcel 009.00





Mt. Juliet, Tennessee

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

Staff Report

File #: 1679
10.B.

Agenda Date: 4/16/2026

Agenda #:

Title:

**Review the Our of City Sewer Request for 3150 Nonaville Rd.



STAFF REPORT

Date: April 16, 2026

To: Luke Winchester, Chairman and Planning Commission

From: Shane Shamanur, P.E.
Director of Engineering

Re: Mt. Juliet Code, Section 13-1-12 (1)
Ordinance 98-02 - Sewer Service Outside City Limits
Ordinance 19-36 – Outside City Customers

Background: The subject property location is 3150 Nonaville Rd., outside the city limits of Mt. Juliet, Tennessee, identified as Wilson County, Tennessee, Map 31, parcel 032.01. Total area of the property is ±20 acres. The city's sewer force main is located on the east side of Nonaville Road, which is within the bounds of the subject property. The properties in this area of Nonaville Road are not within the City limits. Nonaville Road in this area has not been annexed to be part of the City at this time.

Request: The developer/property owner wishes to develop four (4) single family residences and requests a connection to the City sewer system.

Analysis: The property is not contiguous to the City limits, however, changes in state law now allow non-contiguous annexation so long as the property is within the Urban Growth Boundary and is for industrial/commercial purpose or future residential development. In the case of this property, it does meet the criteria for non-contiguous annexation. Regardless, no other properties north of the Nonaville Road/Saundersville Road split along Nonaville have been annexed into the City in the area of the subject property.

The developer/property owner will pay all regular charges and a surcharge of 100% additional for all city fees meeting Ordinance 2019-36 since said property is not within the city limits. Further, the owner understands and agrees to pay the tap and capacity fees required for connection to the City system. Installation of all sewerage facilities servicing the property will also be the responsibility of the developer/property owner.

Significant pressure in the sewer force main along the property road frontage creates difficulty in connecting directly to the main in this area. The best connection to the sewer system will be to construct a tributary force main to tie to the existing 6" force main. The lots would be served with private grinder systems.

Recommendation: If the Planning Commission provides a positive recommendation, staff recommends the sewer availability be subject to the following:

1. The directing of wastewater flows through private grinder systems and a public tributary force main that connects to the existing 6" force main fronting the property along Nonaville Road.
2. Final plat shall show a 20' sewer easement for the tributary force main.
3. Payment of all fees including tap, connection, pretreatment, and user fees as outlined by Ordinance 2019-36
4. Installation of all sewerage facilities shall be inspected and approved by the Utilities Director, or a representative thereof.



OUT OF CITY SEWER SERVICE APPLICATION

Date Submitted: March 16, 2026

Section 1:

Property Owner/Applicant: Kane Cove LLC

Street Address: 204 Acklen Park Drive #301

City: Nashville State: TN Zip: 37203

Phone: 615-260-4755 Email: sabinewing@yahoo.com

Section 2:

Location of Property for Service: 3150 Nonaville Road

Property Address (if applicable): _____

Street Address: 3150 Nonaville Road, Mt Juliet, TN 37122

Subdivision: Unplatted Acreage

Map(s): 031 Parcel(s): 032, 01

_____ Is this Property Contiguous with the city limits of The City of Mt Juliet

21 Total Acreage

Reason for this request:

Sewer access requested for 4 houses

Proposed Use (Residence, Office, Restaurant etc.)

Residence

[Signature]

3-16-26

Applicant's Signature (provide notarized certification)

Date

***I (we) herby certify that I am (we are) the owners of the property shown and described above.**

[Signature]

3-16-26

Owner's Signature

Date

Sworn to and subscribed before me in the

County of Williamson

This 16 **day of** March **20** 26

[Signature]

Notary Public at Large

01/21/2029
Date Commission Expires



For Office Use Only

\$500 Fee Paid: 3-16-26 CK # 2437

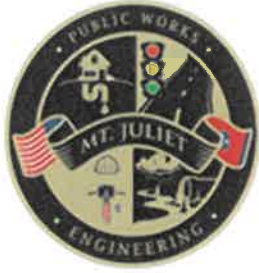
Sewer Available: **Yes** **No**

Gravity **Grinder**

PC Meeting Date: _____

BOC Meeting 1st Reading: _____

BOC Meeting 2nd Reading: _____



City of Mt. Juliet

Public Works Department

February 18, 2026

Dr. Sabin Ewing
sabinewing@yahoo.com

Re: 3150 Nonaville Road

Dear Dr. Ewing:

Pursuant to your request, we have reviewed the feasibility of providing sanitary sewer service for the proposed development at 3150 Nonaville Road. Specifically, the sewer availability request as shown on the attached correspondence involves the following:

Single Family Homes – 4 Units @ 350 GPD/Unit = 1,400 GPD

This letter is to confirm that the City of Mt. Juliet's existing sanitary sewer facilities do have sufficient reserve capacity to accommodate this proposed development when completed. This recommendation for sewer availability is subject to the proposed development constructing sewer pump stations and force main for connection to the existing force main on Nonaville Road as shown on the enclosed map.

This sanitary sewer availability letter is recommended to be made available for an initial two (2) year period with provisions for a two (2) year extension upon request. If the Developer has not initiated work on the development within this period and has not paid for applicable sewer fees, the Developer would be required to request sewer availability again as if it were a new Development.

The proposed Development appears to be located **outside** the current Mt. Juliet City limits (based on the City's Website latest City Limits Map) and **inside** the City's Urban Growth Boundary. This recommendation for sewer availability is subject to review and approval of the City of Mt Juliet Planning Commission and the Mt. Juliet City Commission.

Please contact my office should you have any further questions.

Respectfully,

Shane Shamanur, P.E.
Engineering Director

RECEIPT

DATE 3-16-26No. 724664RECEIVED FROM Steve Billings\$ 500⁰⁰Five hundred 00/100

DOLLARS

 FOR RENT FOROut of City Sewer application fee -3150 Norwalk Rd.

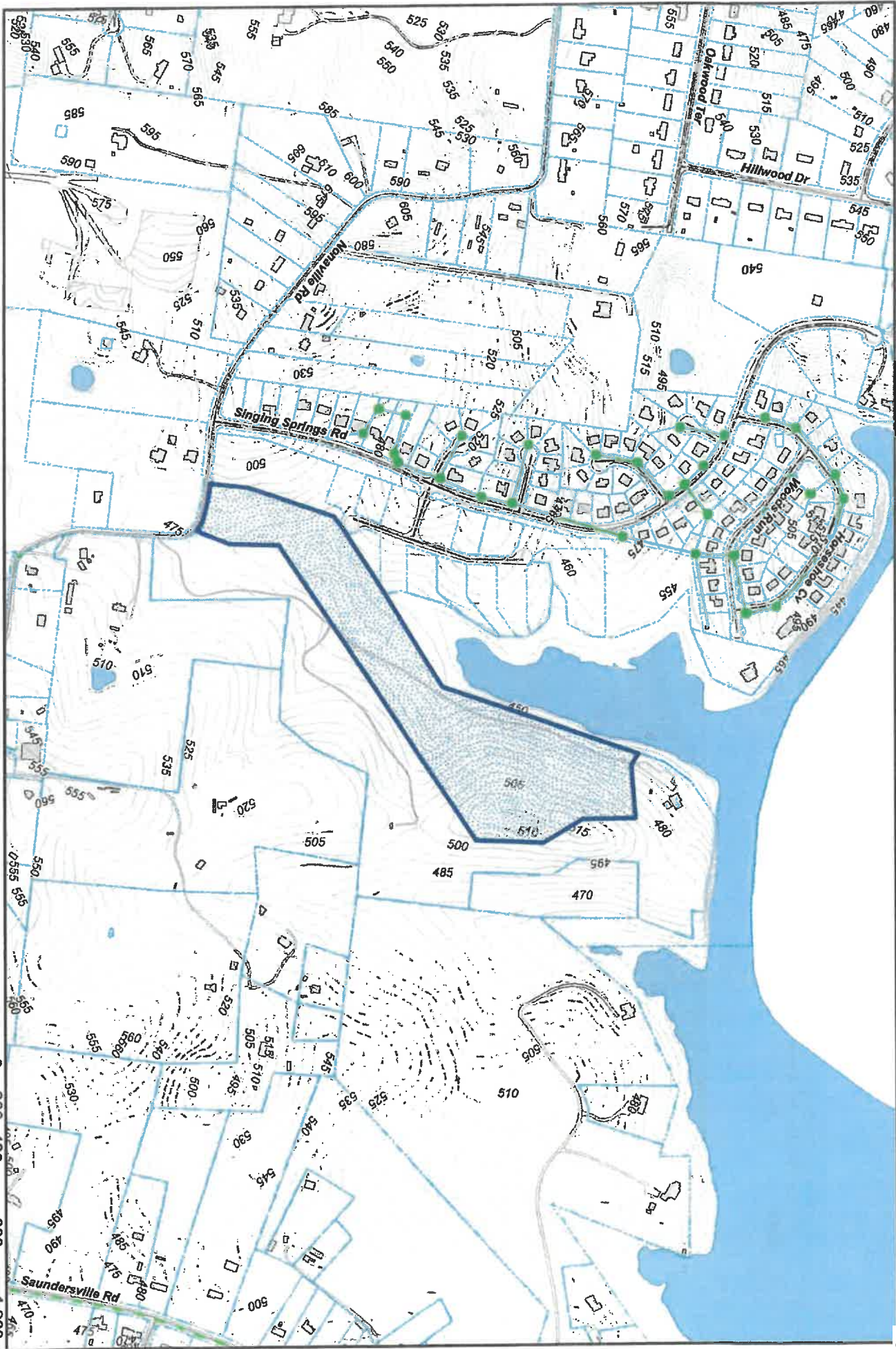
ACCOUNT	
PAYMENT	<u>#5437</u>
BAL. DUE	

 CASH CHECK MONEY ORDER CREDIT CARD

FROM _____ TO _____

BY D. Howard

3-11



- Legend**
- Contours
 - Parcel
 - Exist. Gravity Sewers
 - TVA- Power Lines
 - Exist. Force Mains
 - City Limits
 - Building

**3150 Nonaville Rd.
Sewer Availability
MT. JULIET, TENNESSEE**



Feet
1 inch = 600 feet

PREPARED BY:
WATER MANAGEMENT SERVICES, LLC
PROFESSIONAL ENGINEERS NASHVILLE, TN

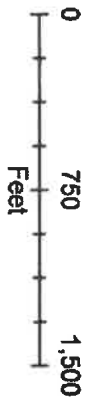
3150 Nonville Rd.



CITY OF MT. JULIET, TENNESSEE

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

MAP DATE: February 17, 2028



From: Gage Dean <gdean@wmsengineers.com>
Sent: Tuesday, February 10, 2026 11:30 AM
To: Steven Jones <sjones@wmsengineers.com>
Subject: FW: Sabin Ewing- 3150 Nonaville Road Mt Juliet Tn 37122

Steve,

A Dr. Sabin Ewing stopped by the office around 11:00 a.m. today asking for a capacity letter for the above referenced property. He said the City of Mt. Juliet directed him to stop by our offices to get a capacity letter for the property. He is hoping to split his property and have 4 homes built and to connect to the existing 4" force main along Nonaville Road.

Was not sure how best to handle this, so I gave him a card and took the plat he had, which is scanned and attached.

Thanks,
Gage Dean
Water Management Services, LLC
2 International Plaza, Suite 401
Nashville, TN 37217
WMS Office: (615) 366-6088 Ext. 3028

From: Gage Dean
Sent: Tuesday, February 10, 2026 11:26 AM
To: 'sabin ewing' <sabinewing@yahoo.com>
Cc: Steven Jones <sjones@wmsengineers.com>
Subject: RE: Sabin Ewing- 3150 Nonaville Road Mt Juliet Tn 37122

Thank you sir. I will get to working on this ASAP and let you know if this is something we can assist you with.

If you have any other questions, feel free to reach out.

Thanks,
Gage Dean
Water Management Services, LLC
2 International Plaza, Suite 401
Nashville, TN 37217
WMS Office: (615) 366-6088 Ext. 3028

From: sabin ewing <sabinewing@yahoo.com>
Sent: Tuesday, February 10, 2026 11:23 AM
To: Gage Dean <gdean@wmsengineers.com>
Subject: Sabin Ewing- 3150 Nonaville Road Mt Juliet Yn 37122

Gage,

Good to meet you. I just dropped off a plat for my property that is approximately 20+ acres in Wilson County and in the City of Mt Juliet growth zone.

I am wanting to see if sewer capacity exists at there is a 4 inch force main at the main road (Nonaville Road). I was hoping to get approval for an out of city sewer access

designation. The reason for this is that I have no contiguous parcels abutting my property that have been annexed into the city and the property abutting mine, Eden Grove Subdivision has been granted the same designation.

My "by right zoning" is currently R40 and I'm allowed to put 1 house per 40,000 sq ft however I'm only asking for 4 houses 4- 5 acres tracts. The first house would be my permanent residence on lot 4 (enclosed)

I appreciate your help in this matter.

Best,

Dr. Sabin Ewing
615-260-4755

Sent from Yahoo Mail for iPhone



Exhibit A Out of City Sewer Request

3150 Nonaville Rd. Map 031, Parcel 032.01

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



Current Gravity Lines (8" PVC)

Subject Parcel

Note: All Property Depicted In Map Not Located In City of Mt. Juliet

6" Force Main

Legend

- Sewer Manholes
- Gravity Lines (Sewer)
- Pressure Lines (Sewer)

0 500 1,000
Feet 89



Mt. Juliet, Tennessee

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

Staff Report

File #: 1676
11.A.

Agenda Date: 4/16/2026

Agenda #:

Title:

Election of a Chairperson.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1677
11.B.

Agenda Date: 4/16/2026

Agenda #:

Title:

Election of a Vice Chairperson.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1675
11.C.

Agenda Date: 4/16/2026

Agenda #:

Title:

Appoint Jennifer Dunbar as a Planning Commission Secretary.