

Mt. Juliet, Tennessee

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



Agenda

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

1. **Call to Order**
2. **Set Agenda**
3. **Staff Reports**
4. **Citizen's Comments**
5. **Minutes Approval**
 - 5.A. Adopt the Minutes from the February 19, 2026 Planning Commission Meeting.
6. **Consent Agenda**
 - 6.A. The Development Letter of Credit (70003480) for Wynfield Ph. 2, in the amount of \$409,327.51, can be released.
 - 6.B. The Sewer Letter of Credit, (55111015) for Waterford Park Ph.1, in the amount of \$252,114.00, can be released.
 - 6.C. The Sewer Letter of Credit (55111020) for Waterford Park Ph. 2, in the amount of \$115,435.50, can be released.
 - 6.D. Review the Final Plat for Windtree Pines Phase 7B, located off Windtree Club Drive.
 - 6.E. Review the Final Plat for Canebrake Phase 4, located off Devonshire Dr.
 - 6.F. Review the Final Plat for Tillman Place, located at 6235 Central Pike.
 - 6.G. Review the Final Plat for Secluded Valley Acres, located at 191 Second Ave.
 - 6.H. **Review the PUD Amendment for Providence Central, located at 200 Adams Lane.
7. **PUD Amendments**
 - 7.A. **Review the PUD Amendment for the Treymor Subdivision, located off Benders Ferry Rd.
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.

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

9. Subdivision Regulations Amendments

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

10. Right of Way Abandonments

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

11. Zoning Ordinance Amendments

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

11.B. **Review the Zoning Ordinance Amendment to Articles VI & VII, Sections 6-103.7 & 7-103.9

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 #: 1646

Agenda Date: 3/19/2026

Agenda #: 5.A.

Title:

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

Mt. Juliet, Tennessee

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



Meeting Minutes - Draft

Thursday, February 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 Linda Armistead, and Commissioner Bobby Franklin, Chairman Luke Winchester

Absent Commissioner Preston George

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

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. Review the minutes from the December 18, 2025, Mt. Juliet Planning Commission Meeting.

A motion was made by Commissioner Christenson, seconded by Vice Chair Rast, that these Minutes 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 Armistead, Commissioner Franklin, and Chairman Winchester

Absent: Commissioner George

Abstain: Commissioner Giles

6. Consent Agenda

Staff reviewed their reports and answered questions from the commission. Items 6.E & 6.J removed from consent agenda to be heard directly after item 13.B. There were no objections.

There were no Citizen Comments

Chairman Winchester closed the Planning Commission Meeting and opened a public hearing for items 6.B, 6.C, 6.D, 6.H, 6.I & 6.K. There were no citizen comments.

Chairman Winchester closed the public hearing and re opened the Planning Commission meeting.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: David Rast

SECONDER: Nathan Bulmon

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

Absent: Commissioner George

6.A. The Development Letter of Credit (423879800) for Canvas at Mt. Juliet (Park Glen Ph.7-9, in the amount of \$348,536.61, can be released.

6.B. Review the Final Plat for Cedar Creek Estates, located at 1030 Nonaville Rd.

Planning and Zoning:

1. All conditions of ordinance 24-58 shall be adhered to.
2. Delineate building envelopes around the stream buffers. Stream buffers cannot be in building envelopes.
3. Delineate the required sidewalk along the Nonaville Road frontage.

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. Add Public Ways plat certificate from the land development code.
3. The access easements shall be recorded by instrument and referenced on the plat. The instrument shall be submitted and reviewed by the City prior to the signing of the final plat.
4. No easements are required for the sidewalks on Cedarstone Drive.
5. Stormwater: As Built Needed - 1 paper, 1 thumb - PDF, DWG, SHP.
 - Engineer Certification Needed.
 - Bio Retention testing certification needed.

WWUD:

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

Wilson County Schools

- 1. No Comments

6.C. Review the Final Plat for the Proposed Restaurant, located at 1209 Rutland Dr.

Planning and Zoning:

- 1. The surveyor shall sign the plat before circulating for signatures.

Engineering:

- 1. Stormwater: Provide note - Indicate who maintains PUDE’s outside of public ROW.
- 2. 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.
- 3. Surveyor shall sign the plat.
- 4. Remove Public Ways plat certificate.
- 5. Complete Note #10.
- 6. Plat shall be recorded prior to the issuance of the erosion control permit for the created lot.
- 7. Cross access easements are required wherever drive aisles are intended to cross property lines, including on the north side of the site and between Lot 2 and Lot 7.
- 8. Add following note: “Cross access easements between lots 2 & 7 are to be recorded by instrument & referenced on the plat.” The draft instrument shall be submitted to Engineering and reviewed by the City Attorney at the signing of the final plat.

WWUD:

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

Wilson County Schools:

- 1. No Comments Received.

6.D. Review the Final Plat for McFarland Farms Ph 1C, located off Old Lebanon Dirt Road and Cedar Drive.

Planning and Zoning:

- 1. All conditions of ordinance 2023-14 shall be adhered to.

- 2. Identify the zoning of adjacent parcels before recording.
- 3. Correct the building setback lines and clearly label the width on the plat before recording.
- 4. Add a note that all landscape buffers shall be located in open space and maintained by the management company.

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. Add following note: "Cross access easements between Lots 1 & 2 to be recorded by instrument & referenced on the plat." The draft instrument shall be submitted to Engineering and reviewed by the City Attorney at the signing of the final plat.
- 3. Public sewer shall be installed and letters of credit posted before the final plat is recorded.
- 4. Erosion control permit will not be issued until the final plat is recorded.
- 5. Indicate who will maintain PUDEs outside of the public ROW.

WWUD:

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

Wilson County Schools:

- 1. No Comments Received.

6.F. Review the Site Plan for The Joy Church Hope Center, located at 10085 Lebanon Rd.

Planning and Zoning:

- 1. All brick façade material shall be clay, baked and individually laid.
- 2. All stone façade material shall be individually laid.
- 3. All poles, posts and bollards shall be painted black or another neutral color, channel posts are not permitted.
- 4. All landscaping plan comments shall be addressed before submittal of construction plans to Public Works.
- 5. Signage shall be reviewed via a separate application to the Planning Department, if applicable.
- 6. Flammable landscape materials are not permitted within 3' of any structure.
- 7. Paint wall mounted utility and meter equipment to match the façade it is attached to.
- 8. Provide the building coverage in the site data table.

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.
4. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
5. Pretreatment will be evaluated at construction plan review.
6. Staff supports the request to exclude the parking on the entrance aisle. The space shall be reserved if needed in the future, as shown on the plans.
7. Add a detail for a typical turn-down sidewalk.
8. Curb ramps shall be installed on the existing sidewalk where the entrance aisle is being proposed.
9. 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.

6.G. Review the Site Plan for the Lynwood Station Amenity Center, located at 10 Lea Ave.

Planning and Zoning:

1. All conditions of ordinance 2019-01 shall be adhered to.
2. Landscape plan comments are via separate cover and any comments received shall be addressed prior to submitting construction plans to Public Works.
3. Any signage shall be reviewed and approved via a separate application to the Planning Department.
4. All brick shall be clay, baked and individually laid.
5. All poles, posts and bollards shall be powder coated black.
6. HVAC equipment shall be screened from horizontal view via masonry or landscaping.
7. Provide some shaded areas within the dog park, such as a sail shade.
8. Indicate the type of fencing to be located around the perimeter of the playground areas.
9. Provide exterior lighting fixture and pole details. Fixtures shall be decorative and poles shall be painted black.

Engineering:

1. Handrails are required both sides of all ramps.
2. The curb ramps at the crosswalk on Coronation Drive shall include returned curb instead of flares.
3. Stormwater general note: No pool water to the storm system, this constitutes an illicit discharge, pipe to ground to infiltrate.
4. 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.

6.H. Review the Final Plat for Villages of Greenhill, located at 13206 Lebanon Rd.

Planning and Zoning:

1. All conditions of ordinance 2023-11 shall be adhered to.
2. Provide addresses before bringing the final plat in for signatures.
3. The eastern side setback for lot 2 shall be 10’ wide in lieu of 30’ wide.

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. An additional plat will be required to dedicate the right-of-way required to accommodate the road improvements along S. Greenhill Road. That plat may be submitted concurrently with the request to annex the roadway.
3. All remaining punch list items shall be completed before the final plat is signed.

WWUD:

1. No comments received. Consult with WWUD.

Wilson County Schools:

1. No Comments Received.

6.I. Review the Final Plat for Bradshaw Farms Phase 3A, located off Vivrett Lane.

Planning & Zoning:

1. All conditions of Ordinance 2022-37 shall be adhered to.
2. Building permits shall not be obtained until the final plat has been formally recorded.

Engineering:

1. 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. Ensure phasing plan is current with Planning and submit a copy of the phasing plan to Engineering.

WWUD:

1. No comments received. Consult with WWUD.

Wilson County Schools:

1. No Comments Received.

6.K. Review the Final Plat for Tomlinson Pointe Phase 6, located at 9434 Lebanon Rd.

Planning and Zoning:

1. All conditions of Preliminary Master Development Plan approval (ord. 21-45) and subsequent modifications (ord. 22-48, ord. 23-19) shall be adhered to.
2. Building permits shall not be obtained until the final plat has been formally recorded.

Engineering:

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. Ensure driveway flares do not conflict with storm drains.
3. Sewer as-builts shall be approved prior to signing of the final plat.

WWUD:

- 1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.
- 2. I think the water line on Vista Court is on the wrong side of the road.
- 3. Check your fire hydrants on Parilee Court. I believe that they are shown in the wrong location.

Wilson County Schools:

No Comments Received.

7. PUD Amendments

- 7.A.** **Review the PUD Amendment to Golden Bear Place for Wawa, located at lot 2 of Golden Bear Place off Golden Bear Parkway.

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

Planning & Zoning:

- 1. All conditions of ordinances 24-04 and 24-52 shall be adhered to.

Engineering:

- 1. No Comments

West Wilson Utility District:

- 1. No Comments Received

Wilson County Schools:

- 1. No Comments Received

A motion was made by Commissioner Searcy, seconded by Commissioner Armistead, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 3/9/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION
MOVER: Larry Searcy
SECONDER: Linda Armistead

Aye: Commissioner Christenson, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, and Chairman Winchester

Nay: Commissioner Giles

Absent: Commissioner George

Abstain: Vice Chair Rast

8. Preliminary Master Development Plans

8.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. Staff reviewed their reports and answered questions from the commission.

Hayden DeBerry, L.I. Smith & Associates, 302 N Caldwell St Paris, TN represented the project as the engineer.

Hayden DeBerry agreed to submit a survey Mt. Juliet for review showing cemetery is not its own property and in fact owned by the project.

Hayden DeBerry requested a 1 month deferral.

This Ordinance was deferred.to the Planning Commission due back on 3/19/2026

RESULT: DEFERRED

9. Land Use Plan Amendments/ Rezones

9.A. **Review the Land Use Plan Amendment from Medium Density Residential to Town Center, located at 107 Timber Trail Dr.

Staff reviewed their reports and answered questions from the commission.

Items 9.A. & 9.B proposed to be heard together, there were no objections.

Jake Porter, Heritage Civil, 2055 N. Mt. Juliet Rd. Ste 204 represented the project.

Dave Fountain, 7004 Timber Oak Dr, spoke out against a busy high traffic development.

John Suhayda, 6003 Crestview Ct. spoke out against the proposal.

Daniel Sutton, 4010 Timber Ridge Ct. spoke out against only having a Land Use Plan Amendment and Rezone and not having a proposed development.

A motion was made by Commissioner Giles, 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: Art Giles

SECONDER: Luke Winchester

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, and Chairman Winchester

Nay: Commissioner Bulmon

Absent: Commissioner George

9.B. **Review the Rezone Request from AR-40 to CTC, located at 107 Timber Trail Dr.

Planning and Zoning:

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

Engineering:

- 1. No Comments

Wilson County Schools:

- 1. No Comments Received

West Wilson Utility District:

- 1. No Comments Received

A motion was made by Commissioner Giles, 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: Art Giles

SECONDER: Luke Winchester

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, and Chairman Winchester

Nay: Commissioner Bulmon

Absent: Commissioner George

10. Final Master Development Plans/ Site Plans

10.A. Review the Final Master Development Plan/ Site Plan for Village at Pleasant Grove, Phase 2: Vintage Vines, located at 855 Pleasant Grove Rd.

Staff reviewed their reports and answered questions from the commission.

Matt Gardner 4603 Skymont Dr Nashville, represented the project. Stated intent is to break ground 1 year from now.

There were no citizen comments

Planning and Zoning:

1. The clubhouse is required to be a minimum of 2,000 sf, per multifamily regulations, 5.104.1.
2. All requirements of Ord 2021-48 and Ord. 2022-45 shall be adhered to, except any waivers/variances codified in ordinance 2022-45.
3. Brick shall be clay, baked and individually laid.
4. Gas grilling areas shall be set in a stone base.
5. Stone shall be individually laid.
6. All requirements of 5-104.1, multifamily regulations, in the zoning ordinance shall be adhered to, excepting any waivers granted and codified in ordinances 2021-48 and 2022-45.
7. Landscape plan comments are via separate cover, and all comments shall be addressed before submitting construction plans to Public Works.
8. Signage is to be reviewed and approved via a separate application to the Planning Department.
9. All fencing shall be decorative, low maintenance materials.
10. Poles and posts shall be painted black and channel posts are not permitted.
11. All parking lot and building mounted exterior lighting fixtures shall be decorative.
12. The amenities shall be completed before the issuance of the final building shell and apartment unit certificate of occupancy, for buildings J, K and L.
13. Preserve as many existing trees as possible and delineate tree protections areas on subsequent submittals for the project.
14. All wall mounted mechanical and/or utility equipment shall be painted a color complimentary to the building.
15. Provide a sidewalk connection to phase 1.
16. Provide sidewalk along the entire Pleasant Grove Road frontage per the City’s subdivision regulations.
17. Provide lot coverage and impervious surface data on subsequent submittals.
18. Guardrails and handrails shall be painted black.
19. Light bleed shall be zero at property lines adjacent to residential zoning.
20. Rooftop mounted HVAC and utility equipment shall be screened by parapet walls at least as tall as the tallest equipment.
21. Ground mounted utility equipment shall be screened with masonry.
22. Provide limited time parking spaces immediately south of unit J.

Engineering:

1. All previously approved PMDP/PUD conditions apply.
2. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
3. Landscaping plans shall be approved prior to the issuance of the Erosion Control Permit.
4. A letter of approval from West Wilson Utility District shall be provided to

- Engineering prior to the issuance of the Erosion Control Permit.
- 5. All access easements shall be recorded via instrument and sent to staff for review. Approved easements shall be referenced on all subsequent plats.
- 6. Provide a 10' multiuse path along the frontage of Pleasant Grove Road.
- 7. ADA spaces shall be at least 9' wide, matching City standard. At least one van accessible space shall be provided at each building.
- 8. The maximum grade of the spine roads shall be 10%.

WWUD:

- 1. Need to check your callouts on the meters to accomplish what you are trying to do. The Schematic cannot be correct.

Wilson County Schools:

- 1. No Comments Received

A motion was made by Commissioner Giles, 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: Art Giles

SECONDER: David Rast

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Chairman Winchester

Nay: Commissioner Franklin

Absent: Commissioner George

10.B. Review the Final Master Development Plan/ Site Plan for the Villas at Elliott Reserve, located at 12440 & 12582 Lebanon Rd.

Staff reviewed their reports and answered questions from the commission. Jake Porter, Heritage Civil, 2055 N. Mt. Juliet Rd. Ste 204 Represented the project, He estimates 2 more months on mass grading.

Commissioner Giles, stated this project was approved because the initial PMDP approval came through before he was back in office. That is why he abstains from this item. He announced he has called a special meeting 1 week from tonight in this chamber regarding this project. Mentioned a flyer regarding the blasting that will be on the website.

Shauna summers 5225 Southfork Blvd Old Hickory represented Stephanie Beamer 513 Montrose Dr. spoke out against the development.

Lyne Weiss 515 Montrose Dr, spoke out against the development.

Kendra Nitz 437 Whitley Way, spoke out against the development.

Jamal Johnson 543 Montrose Dr, spoke out against the development. Wants to see the buffer reestablished and maintained while rebuilding the area back up.

Planning and Zoning:

1. All requirements of Ord. 2024-41 shall be adhered to, excepting any waivers/variances, codified in ordinance 2024-41.
2. Brick shall be clay, baked and individually laid.
3. Stone shall be individually laid.
4. All requirements of 5-104.1, multi-family regulations, in the zoning ordinance shall be adhered to, excepting any waivers granted and codified in ordinance 2025-34.
5. The mail kiosk shall be well lit and covered.
6. Landscape plan comments are via separate cover, all comments shall be addressed before submitting construction plans to Public Works.
7. Signage to be reviewed and approved via a separate application to the Planning Department.
8. All fencing shall be decorative, low maintenance materials.
9. Poles and posts shall be painted black and channel posts are not permitted.
10. The amenities shall be complete before issuance of the final townhome certificate of occupancy.
11. Preserve as many existing trees as possible. Delineate tree protections areas on subsequent submittals. The tree protections areas shall include all existing vegetation along the perimeter of the development area, adjacent to the Nichols Vale subdivision.

Engineering:

1. Previously approved PMDP/PUD conditions apply.
2. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
3. Traffic calming devices on Sunset Drive are to be determined at FMDP. Staff recommend the FMDP for the commercial triggering the installation.
4. Provide a civil details sheet.
5. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

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

Wilson County Schools:

1. No Comments Received.

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

- Luke Winchester: Aye
- David Rast: Nay
- Rebecca Christenson: Nay
- Larry Searcy: Aye
- Preston George: Absent
- Nathan Bulmon: Nay
- Art Giles: Nay
- Linda Armistead: Aye
- Bobby Franklin: Nay

A motion was made by Commissioner Christenson, seconded by Vice Chair Rast, that this Action Item be denied. Vice Chair Rast rescinded his second. Commissioner Christenson rescinded her motion.

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

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

Jake Porter for the record stated he is born and raised local. Is a local developer and wants to do right by the city and its citizens. Commissioner Giles next Thursday at 6:30 pm is our meeting regarding this project. Commission in recess 8:47 pm

10.C. Review the Final Master Development Plan/ Preliminary Plat for Triple Crown Phase 3 Section 1D and Phases 4-6, located off Triple Crown Pkwy.

9:02 pm readjoined meeting.
 Staff reviewed their reports and answered questions from the commission.
 Kyle Griffin, CSDG, 2305 Kline Ave, represented the project, east side rd. a temp

turn around, ensures maintenance. agrees to make lots on collector rd 100ft wide and get lots to 100 ft for frontage variance.

Chairman Winchester stated construction traffic to run through triple crown.

There were no citizen comments.

Planning and Zoning:

1. All conditions of Ordinance 1997-37 shall be adhered to.
2. All requirements of article 5-104, single family residential guidelines, shall be adhered to, except any waivers granted via ordinance 1997-37.
3. Landscape plan comments are via separate cover, and all comments shall be addressed prior to submitting construction plans to Public Works.
4. All detention/retention areas shall have their perimeter screened with vegetation.
5. Provide elevations for all sides of the homes.
6. Metal and vinyl are not permitted as secondary façade materials.
7. Brick shall be clay, baked and individually laid.
8. Stone shall be individually laid.
9. For all wet ponds, please include aeration with lighted fountains.
10. All landscape buffers shall be located in open space and maintained by the HOA.
11. The mail kiosk shall be covered, well-lit and include at least one designated parking space.
12. Provide decorative streetlighting through the subdivision within the new phases.
13. Provide a development timeline in the plan set.
14. All fencing shall be constructed of low maintenance materials. Revise the details provided.

Engineering (FMDP):

1. Previously approved PMDP/PUD conditions apply.
2. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction review.
3. Roadway culverts are to be straight runs without bends under roadways for future maintenance.
4. Stream buffers are not allowed within building envelopes. Revise building envelopes accordingly.
5. Staff supports steep slope requirement to allow homes to be placed in steep slope areas as long as foundations are built in cut conditions.

6. Replace the details showing the current City standard streets with the street cross-sections to be constructed.
7. The following variances to the subdivision regulations are requested:
 - a. Allow lots to front a collector: Granted, conditionally that lots have at least 100' of frontage.
 - b. To allow more than 25 lots on a cul-de-sac: Granted, conditionally that at

least 24' of pavement width is provided.

- c. To allow cul-de-sacs exceeding 700': Granted, conditionally that at least 24' of pavement width is provided.
- 8. Landscaped islands within the cul-de-sacs shall be designated as open spaces and maintained by the HOA.
- 9. If the variance is approved by the PC, lots fronting the collector shall have a minimum of 100' of frontage.

Engineering (Pre Plat):

- 1. Previously approved PMDP/PUD conditions apply.
- 2. Landscaped islands within the cul-de-sacs shall be designated as open spaces and maintained by the HOA.

WWUD:

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

Wilson County Schools:

No Comments Received

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Art Giles

SECONDER: Bobby Franklin

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

Absent: Commissioner George

11. Site Plans

- 11.A.** Review the Site Plan for National Health Care, located at 10645 Lebanon Rd. Staff reviewed their reports and answered questions from the commission.

Jake Porter, Heritage Civil, 2055 N. Mt. Juliet Rd. Ste 204, represented the project.

Andy Clark NHC, 100 E Vine St Murfreesboro TN, represented the project as the developer.

Don Eskew 101 York Rd. Asked to preserve the trees along York Rd. Opposed sidewalks on York Rd.

Andy Clark timeline quicker rather than later, opening sometime 2028 hopefully.

Planning and Zoning:

1. All commercial design regulations in 6-103.7 shall be adhered to, excepting any waivers granted.
2. The Planning Commission granted a waiver to 6-103.7 Commercial Design Standards - allowing for no less than 60% masonry and 40% secondary materials excluding metal and or vinyl.
3. Brick shall be clay, baked and individually laid. Metal and vinyl are not permitted as façade materials.
4. Paint wall mounted utility equipment to match the façade it is attached to.
5. The landscape plan comments will be via separate cover. Landscape plan comments shall be addressed prior to submitting construction drawings to Public Works.
6. All signage shall be submitted by separate application to the Planning Department.
7. Rooftop HVAC and utility equipment shall be screened from horizontal view. Identify the location on construction plans.

8. Ground mounted HVAC and utility equipment shall be screened from horizontal view. If ground mounted equipment is used, screening shall consist of masonry enclosures. Identify the location on construction plans.
9. Provide sidewalk along all road frontages per the requirements of the City's subdivision regulations.
10. The Planning Commission waived the requirement for a sidewalk along York Rd.
11. Flammable landscape materials are not permitted within 3' of the building.
12. The retaining wall handrails shall be painted black.
13. Preserve as many trees as possible especially those fronting York Rd.
14. Work with staff to provide interconnectivity to the sidewalks internal to the site.

Engineering:

1. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
2. Submit a copy of the access easement agreement for the City Attorney to review.
3. An updated TDOT permit is required.
4. Landscaping plans shall be approved prior to the approval of construction plan review.
5. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
6. Sewer availability has been requested and granted.
7. The 8" sewer main shown shall be public (minus service laterals) and within a 20' utility easement.
8. Roof drains for the building shall be subsurface and connect into the storm collection system.
9. The development is not proposing detention. Provide additional calculations showing the peak storm passing faster vs detaining onsite when assessing downstream

conditions. The drainage report shall address downstream impacts. This will be required at construction plan review.

- 10. General note: No construction activities in the 100-year floodplain can occur without submittal and approval to FEMA for a CLOMR-F or a “No-Rise” and approved by the City Engineering Department before construction can begin. The City’s Floodplain Administrator recommends not altering the Special Flood Hazard Area (SFHA) in any way.
- 11. Signal modification plans and updated signal timing plans shall be submitted with construction drawings.
- 12. TDOT access permit shall be required before applying for a grading permit.

WWUD:

- 1. Fill over the existing water line shall not result in the water line having over 10’ of cover.
- 2. There shall be 18” minimum vertical separation between water line and storm and sanitary sewer lines.

Wilson County Schools:

- 1. No Comments Received.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: David Rast

SECONDER: Linda Armistead

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

Absent: Commissioner George

12. Preliminary Plats

12.A. Review the Preliminary Plat for Tate’s Landing, located at 212 Paul Drive.

Staff reviewed their reports and answered questions from the commission.

Jake Porter, Heritage Civil 2055 N. Mt. Juliet Rd. Ste 204, represented the project.

Dana Sayre, HOA President for Nichols Vale 15 Collett Ct spoke about traffic concerns. Concerned about development utilizing amenities. asked to please preserve as many trees as possible.

DR w/ waiver to rd b 5ft sidewalks 6ft grass strip LW 2nd HOA agreement include paragraph that this is not part of the Nichols Vale HOA 8-0-0

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

RESULT: APPROVED WITH CONDITIONS

MOVER: David Rast

SECONDER: Luke Winchester

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

Absent: Commissioner George

13. Freestanding Ordinances

13.A. AN ORDINANCE ENACTING A ONE-YEAR MORATORIUM ON THE ACCEPTANCE AND APPROVAL FOR RM-8 AND RM-16 ZONED DEVELOPMENT IN THE CITY OF MT. JULIET, TENNESSEE

Staff reviewed their reports and answered questions from the commission.

Art Giles left the meeting 10:23 pm

There were no citizen comments

A motion was made by Vice Chair Rast, seconded by Commissioner Armistead, that this Ordinance be **negative recommendation to the Board of Commissioners, on meeting date of 3/9/2026. The motion carried by the following vote:

RESULT: **NEGATIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Linda Armistead

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

Nay: Commissioner Franklin

Absent: Commissioner George, and Commissioner Giles

13.B. **Review the updates to the Planning Commission Project Submittals Fees. Staff reviewed their reports and answered questions from the commission.

Staff reviewed their reports and answered questions from the commission.

There were no citizen comments

A motion was made by Commissioner Bulmon, seconded by Commissioner Franklin, that this Ordinance be **Positive Recommendation to the Board of

Commissioners, on meeting date of 3/9/2026. The motion carried

Final Plats

- 6.E. Review the Final Plat for Legacy Pointe at Golden Bear Lots 13 & 14, located at 205 Bear Xing.

Staff reviewed their reports and answered questions from the commission. Chairman Winchester closed the Planning Commission meeting and open a public hearing. There were no citizen comments. Chairman Winchester reopened the Planning Commission meeting.

Planning and Zoning:

- 1. No Comments

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. As shown, sewer infrastructure is public and a letter of credit shall be placed at the signing of the final plat.
- 3. Add following note: “Cross access easements between lots 12, 13, & 14 are to be recorded by instrument & referenced on the plat.” The draft instrument shall be submitted to Engineering and reviewed by the City Attorney at the signing of the final plat.
- 4. Erosion control permit will not be issued until the final plat is recorded.

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 Armistead, that this Action Item be approved with conditions. The motion carried

- 6.J. Review the Final Plat for Griffith’s Creekside Estates, located off W. Division St. Staff reviewed their reports and answered questions from the commission. Chairman Winchester closed the Planning Commission meeting and open a public hearing. There were no citizen comments. Chairman Winchester reopened the Planning Commission meeting.

Planning and Zoning:

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

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. Conditions of the previously approved preliminary plat apply.
- 3. All remaining punch list items shall be completed before the final plat is signed.

WWUD:

- 1. No comments received. Consult with WWUD

West Wilson Utility District:

- 1. No Comments Received.

A motion was made by Vice Chair Rast, seconded by Commissioner Christenson, that this Action Item be approved with conditions. The motion carried

14. Adjourn

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

RESULT: APPROVED

MOVER: David Rast

SECONDER: Bobby Franklin

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

Absent: Commissioner George, and Commissioner Giles

****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 #: 1647

Agenda Date: 3/19/2026

Agenda #: 6.A.

Title:

The Development Letter of Credit (70003480) for Wynfield Ph. 2, in the amount of \$409,327.51, can be released.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1648

Agenda Date: 3/19/2026

Agenda #: 6.B.

Title:

The Sewer Letter of Credit, (55111015) for Waterford Park Ph.1, in the amount of \$252,114.00, can be released.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1649

Agenda Date: 3/19/2026

Agenda #: 6.C.

Title:

The Sewer Letter of Credit (55111020) for Waterford Park Ph. 2, in the amount of \$115,435.50, can be released.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1558

Agenda Date: 3/19/2026

Agenda #: 6.D.

Title:

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



MEMORANDUM

Date: March 19, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Windtree Pines, Ph. 7B
Final Plat
Map – 049
Parcel – 076.00

Request: Submitted by Wilson and Associates, on behalf of the owner Beazer Homes, the applicant seeks final plat approval for phase 7B in the Windtree Pines PUD, located off Nonaville Road, in District 1.

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 7B includes 45 single family home lots, and one open space area, along with associated improvements.

Phase 7B is zoned RS-20 PUD and will include 31.119 acres (20.126 acres of open space). Setbacks are 30' front, 20' rear and 6' side per the original PUD approval. This phase includes lots 190-236, ranging in size between 7,528sf to 13,937sf. Sidewalks are shown on both sides of the street. Critical façade lots have been identified and addresses have been provided. The notes correctly address open space maintenance and ownership.

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 7B, 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 obtained until the final plat has been formally recorded.
3. Label and dimension the public access easement associated with the walking trail.

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.
1. Yellow sheets from Utilities shall be finalized prior to the signing of the plat.
2. 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.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1639

Agenda Date: 3/19/2026

Agenda #: 6.E.

Title:

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



MEMORANDUM

Date: March 19, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Canebrake, Phase 4
Final Plat
Map - 074
Parcel(s) – 003.00

Request: Submitted by Wilson & Associates, on behalf of their client Century Communities, the applicant is seeking final plat approval for six (6) single family lots, two (2) open spaces and associated improvements in the Canebrake subdivision, Phase 4, located in Wilson County.

Overview and History: The property is located at the southern end of Devonshire adjacent to Davidson County and is zoned Wilson County R-1 and R-2 cluster. The area is in the City's urban growth boundary and subject to the City's subdivision regulations. This subdivision was approved by the Wilson County Planning Commission via sketch plat on July 17, 2020 which subsequently expired and was reapproved by the Wilson County Planning Commission on August 20, 2021. The project will be served by Metro Sewer. The development proposes five phases with 276 lots total, six of which are included in this particular phase.

Subdivision Regulations: As this subdivision is within the City's urban growth boundary, it must comply with City subdivision regulations including sidewalks on both sides of the street, lot frontage of 50' minimally and road construction standards. Five-foot-wide sidewalks are shown on both sides of the street and located outside the ROW. Lot frontage is 50' minimally. An at grade connection is still yet to be approved to Division Street, south of this proposed development, despite requests as the railroad tracks pose an obstacle.

Summary: This Wilson County subdivision is located within the City's UGB and therefore subject to the City's subdivision regulations. Comments from City staff have been mostly addressed with anything outstanding captured in the conditions of approval below. The requirements of the City's subdivision regulations are met.

Recommendation: Staff recommends approval of the final plat for Canebrake, Phase 4 in Wilson County, subject to the conditions below:

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.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1640

Agenda Date: 3/19/2026

Agenda #: 6.F.

Title:

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



MEMORANDUM

Date: March 19, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Tillman Place
6235 Central Pike
Final Plat
Map - 076
Part of Parcel – 053.00 &
Map – 097
Parcel(s) – 013.00

Request: Heritage Civil, on behalf of their client, seeks final plat approval for Tillman Place, a residential development including single family homes and townhomes on Central Pike in district 3.

History/Analysis: This subdivision is located on the north side of Central Pike, west of the intersection with Pleasant Grove Road. The subdivision will have access via Pleasant Grove Road and Central Pike. The zoning is RS-15PUD for the single-family portion of the development and RM-8PUD for the multi-family portion. The project area is approximately 35.62 acres. This project received preliminary master development plan, land use plan amendment and rezone approval via ordinance 2025-34 in 2025. A preliminary plat, final master development plan and site plan for the townhomes were also approved in October 2025.

Summary: This final plat is being submitted to consolidate part of parcel 053.00 with 053.01 and create 2 separate lots, correlating with the two base zoning districts, in the Tillman Place subdivision. Staff comments have been addressed and anything additional is minor and addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Tillman Place at 6235 Central Pike, subject to any of the conditions found below:

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



Mt. Juliet, Tennessee

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

Staff Report

File #: 1650

Agenda Date: 3/19/2026

Agenda #: 6.G.

Title:

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



MEMORANDUM

Date: March 19, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Secluded Acres (Kheil Property)
191 Second Avenue S., Lot 1
Final Plat
Map – 073L
Group - B
Parcel(s) – 018.00

Request: Submitted by Mina Kheil, the applicant/owner seeks final plat approval for the creation of 3 separate lots, from lot 1, located at 191 Second Avenue South in District 2.

History/Analysis: The property is 2.49 acres along the west side of Second Avenue South. The property is currently a single parcel and includes a single-family home on the north side of the lot. The current zoning is RS-30. The property was approved for a land use amendment from Town Center and Parks and Greenways to Low Density Residential, via ordinance 2022-58, in October 2022. The property was rezoned from RS-40 to RS-30, via ordinance 2022-59, in October 2022. This plat was originally submitted in August of 2022 for review by staff through open tech review but never resubmitted for Planning Commission review.

Summary: The applicant still has several items to address, and those are included within the conditions of approval as noted below.

Recommendation: Staff recommends approval of the final plat for Secluded Valley Acres, Lot 1, at 191 Second Avenue South, subject to the conditions of approval below.

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.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1641

Agenda Date: 3/19/2026

Agenda #: 6.H.

Title:

**Review the PUD Amendment for Providence Central, located at 200 Adams Lane.



MEMORANDUM

Date: March 19, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Providence Central
PMDP-PUD Amendment (text)
Map - 097
Parcel(s) – 023.00, 025.00 & 075.07

Request: Heritage Civil, on behalf of their client, requests a major PUD amendment for the Providence Central PUD, that was originally approved (via Ord. 2013-12) to amend the use listing for the CMU zoned portions of the PUD.

History: The Preliminary Master Development Plan for Providence Central was approved in 2013. Over time, some amendments to the PUD have been approved by the Board of Commissioners. The property is composed of three base zoning districts, including CMU, RM-16 and RS-20, and several uses permitted by right within the zoning code were removed from the permitted use list of the PUD as part of the approval.

Analysis: This PUD amendment request is to return a use to two of the CMU zoned portions of the PUD. The three parcels to be included are 023.00, part of 025.00 and 075.07, and the requested use is for “outside material and equipment sales and repair yards”. The applicant notes the reason for this request is multiple national retailers are interested in this location, and the prospective tenants would require having an outside material storage component, such as plants, lumber, etc. The property owner would like to request this use be included within the PUD allowances again, so they can provide this use for the prospective tenants.

Summary: Staff supports the inclusion of this use (outside material and equipment sales and repair yards) back within the CMU portions of this PUD, as it has been an allowed use for similar locations zoned CMU throughout the City.

Recommendation: Staff recommends the Planning Commission forward the PUD Amendment to the Board of Commissioners with a recommendation for approval, subject to any conditions listed below:

Planning and Zoning:

1. No comments.

Engineering:

1. No Comments.

WWUD:

1. No Comments Received.

Wilson County Schools:

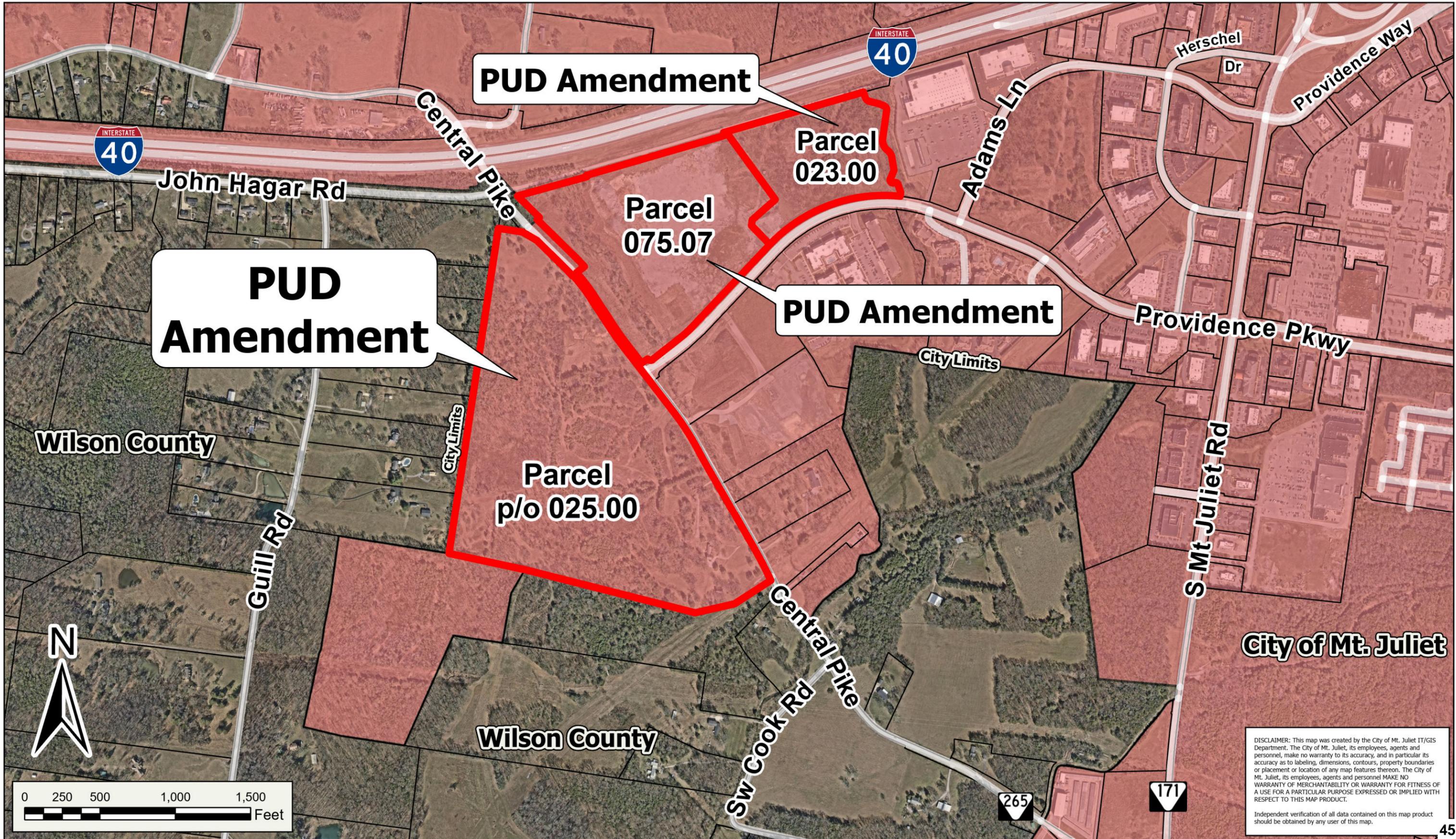
1. No Comments Received.



Exhibit B PUD Amendment

Providence Central

Map 097, Parcels 023.00, p/o 025.00 & 075.07





Mt. Juliet, Tennessee

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

Staff Report

File #: 1642

Agenda Date: 3/19/2026

Agenda #: 7.A.

Title:

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

February 18, 2026

Jon Baughman
City Planner
City of Mt. Juliet Planning Dept.
115 Clemmons Road
Mt. Juliet, TN. 37122

RE: Treymor Subdivision
Ordinance # 2023-027
PUD Text Amendment
CSDG Project #22-525-01

Dear Mr. Baughman,

Pulte Homes respectfully requests a modification to a Conditions of Approval for the Treymor PUD (Ordinance No. 2023-027). The original PUD requires completion of the offsite Benders Ferry Road improvements prior to issuance of the first Certificate of Occupancy (CO).

Conditions of approval Public Works Item 11: Completion of Benders Ferry Road and Lebanon Road intersection improvements by the Benders Ferry PUD shall be completed by the first Certificate of Occupancy

We are requesting an amendment to allow issuance of up to 50 COs prior to completion of the required Benders Ferry PUD road improvements.

As of November 2025, they had widened approximately 3,000 linear feet of the Benders Ferry Road project, with approximately 2,000 linear feet remaining. The project has been delayed due to an unforeseen gas main conflict.

The developer responsible for the southern leg of the Benders Ferry Road project was recently granted approval to obtain up to 50 COs prior to completing their required road improvements due to the same utility conflict. That developer is actively working to resolve the issue and complete construction.

Because the remaining road improvements are outside of Pulte Homes' control and similar relief has been granted under comparable circumstances, we respectfully request the same consideration to allow issuance of up to 50 COs prior to completion of the remaining improvements.

Sincerely,



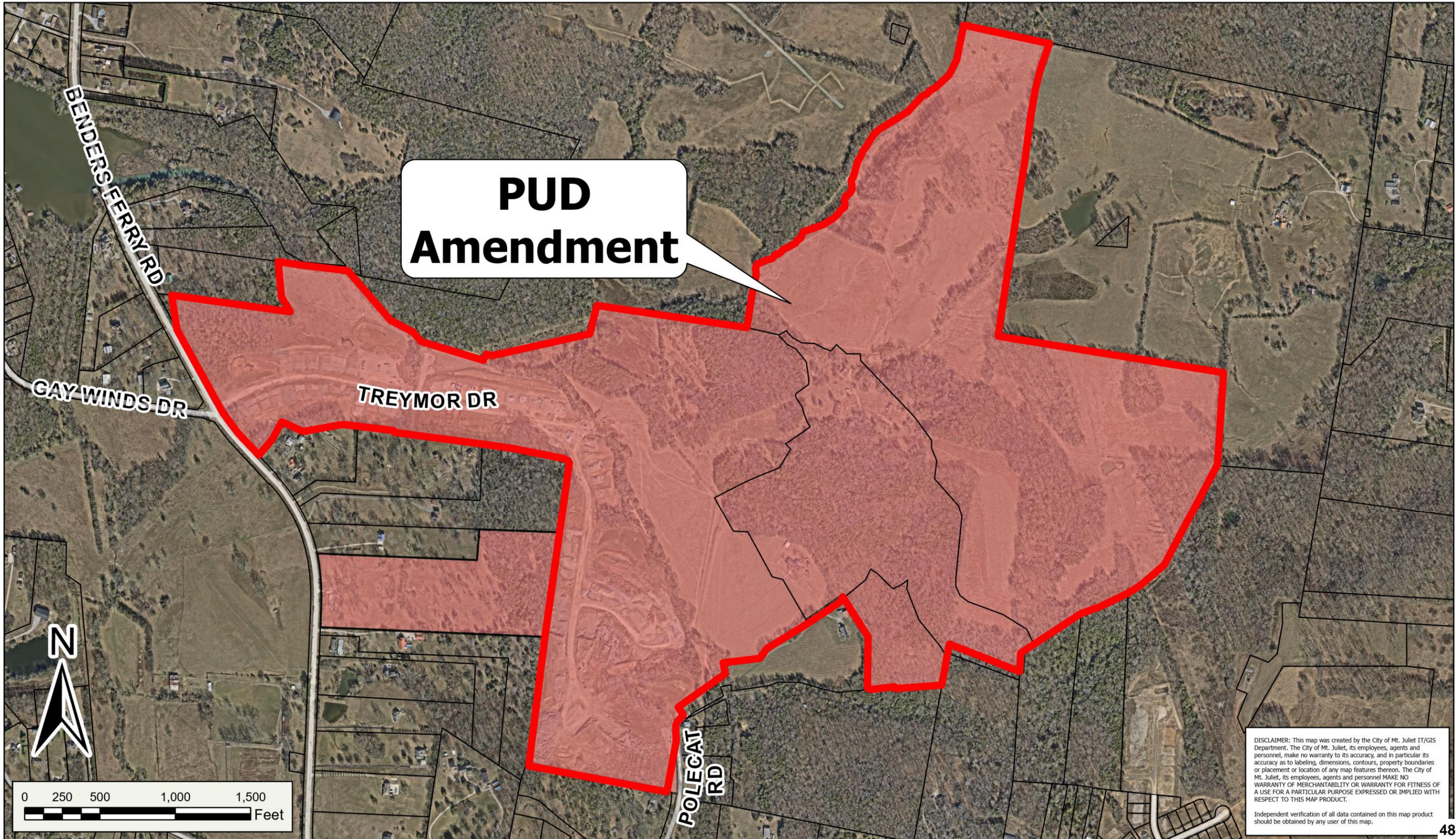
Kyle Griffin
Principal/P.E.
CSDG



Exhibit B PUD Amendment

Treymor Subdivision

Map 032, Parcels 029.00, 029.01, 029.02 & 031.00





Mt. Juliet, Tennessee

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

Staff Report

File #: 1563

Agenda Date: 3/19/2026

Agenda #: 8.A.

Title:

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



MEMORANDUM

Date: March 19, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Wawa Convenience & Gas Station
Final Master Development Plan & Site Plan
Map - 078
Parcel(s) – 017.01

Request: The application was submitted by Kimley Horn for property at 4515 Beckwith Rd. This request is for site plan approval for a Wawa brand convenience and fuel market with 8 gas pumps (16 handles) and a 6,374sf restaurant and convenience store located in the Golden Bear Place PUD in district 3.

Analysis: The site is 2.87 acres and is zoned CRC-PUD. It is located near I-40, on the north side of Golden Bear Gateway across from Legacy Pointe. The site is currently undeveloped and is within the Golden Bear Place Development. A PUD amendment is currently underway for the number of gas pumps, size of the convenience store and canopy materials that has received approval at first read at the Board of Commissioners on 3/9/2026.

Site Design: Access to the site includes one ingress/egress to the main, yet unnamed thoroughfare into the Golden Bear Place development, which will provide direct access to Golden Bear Gateway. The gas pumps proposed are located to the west of the convenience store/restaurant, which pushes it further away from the visibility of Golden Bear Gateway. The site includes a proposed “fly thru” lane and bypass lanes of 12’ on the west side of the convenience market/restaurant to obtain mobile orders only. There will be no traditional drive-thru ordering available. Traffic flow is directed one way around the perimeter of the building.

Pedestrian Circulation: Pedestrians will be accommodated for access to Golden Bear Gateway, through a new sidewalk to be constructed along the Golden Bear Place as additional development occurs. Sidewalks are provided around the south and east side of the building and wide enough to accommodate vehicle overhang without obstruction. Also, striping is provided along the front drive aisle to achieve the pedestrian connection to both the store and the future sidewalk connection in the development.

Parking: Parking is provided along the perimeter of the project site and will include several EV charging spaces. The parking spaces provided are shown as 20’x10’, and the number of spaces exceeds the minimum requirements (42 required, 63 provided). A five-space bike rack is included. A loading zone is required.

Article VI Building Design/Commercial Design Guidelines: The proposed building is primarily masonry with the only variation being in metal canopy over the front entrance of the building. The building is one story, at 26'11". The building is 6,374sf, exceeding the maximum of 5,000sf and requiring a PUD amendment. The HVAC equipment is roof mounted and screened via a parapet wall. Wall mounted utility equipment shall be painted to match the building and all poles and posts shall be powdercoated black; no galvanized posts are permitted. Exterior light fixtures are shown as decorative.

The fuel station portion of the site will include eight pumps, serving up to 16 vehicles. A PUD amendment is required for the number of pumps proposed. The fuel canopy references the building design. The columns are not entirely brick and the canopy fascia does not include brick. The applicant is requesting for a variance for the façade materials on the canopy, which may be approved by the Planning Commission.

The dumpster enclosure is compliant with regulations, including galvanized steel framed gates and a pedestrian door. The enclosure will hold two dumpsters.

Landscaping: Landscaping plans have been submitted and are under review by the City's consultant. Comments received on the landscape plans shall be addressed prior to submittal of construction drawings to Public Works.

Variances/Waivers Requested: A PUD amendment is currently underway with the Board of Commissioners for alternate canopy materials, larger convenience store and additional pumps.

Summary: The applicant has submitted for a convenience store/restaurant and gas station for the forthcoming Golden Bear Place development. A PUD amendment for the above referenced items was positively recommended by the Planning Commission in February 2026 and is currently between first and second read at the Board of Commissioners.

Recommendation: Staff recommends approval of the site plan for the Wawa convenience store, subject to the following conditions:

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.
 - a. 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.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1643

Agenda Date: 3/19/2026

Agenda #: 8.B.

Title:

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



MEMORANDUM

Date: March 19, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 2190 N. Mt. Juliet Rd (Convenience Store)
Final Master Development Plan/Site Plan
Map – 072I
Group - C
Parcel(s) – 011.00

Request: Submitted by L.I. Smith & Associates on behalf of the developer Ashkar Properties, the applicant seeks a final master development plan and site plan approval for a 3,604sf convenience store with three fuel pumps (six handles) at 2190 N. Mt. Juliet Road in District 1.

Overview: The subject property consists of approximately 0.48 acres on the west side of N. Mt. Juliet Road, north of Division Street. The property is within the City limits and currently includes a convenience store and fuel pumps. The proposal includes a complete redevelopment of the site, removal of the existing structure and construction of a new larger convenience store and fuel pump canopy. The PMDP-PUD was established in 2025 via ordinance 2025-39 and several waivers were granted through this approval.

Final Master Development Plan:

The subject site is within the 2190 N. Mt. Juliet Rd. PUD, and as such requires submittal of a final master development plan. The final master development plan conforms with the previously approved preliminary master development plan, meeting the requirements outlined below:

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

1. Violate any provisions of this article;
2. Vary the lot area requirement as submitted in the preliminary plan by more than ten percent;
3. Involve a reduction of more than five percent of the area shown on the preliminary development plan as reserved for common open space;
4. Increase the floor area proposed in the preliminary development plan for nonresidential use by more than two percent; and
5. Increase the total ground area covered by buildings by more than two percent;
6. Involve any land use not specified on the approved preliminary development plan or the alternative list of uses for nonresidential sites.

Site Plan:

6-103a Commercial Bulk Regulations: Building setbacks are correctly displayed as proposed and approved via Ordinance 2025-39, which allowed for a waiver on the front setback from 30' to a reduction to 23'. The sides and rear are shown at 10' and 20', which adhere to the bulk regulations. The tallest portion of the building is 26'6", below the 35' height allowance in CNS zoning.

Vehicular Access: Vehicular access is via N. Mt. Juliet Road. This site is in close proximity to the railroad, and there are concrete medians on N. Mt. Juliet Road to prevent the intent to make a left turn into the site when traveling north. The access points do not change from what is already existent. Vehicular use areas have been removed from the railroad right-of-way to the north of the site.

Pedestrian Access: Sidewalks currently front the entirety of the property width along N. Mt. Juliet Road and will be maintained throughout the construction of this site. A striped pedestrian connection is provided from the right-of-way to the sidewalk in front of the building.

Article IX Parking: Twenty-four spaces are required by code and a waiver was granted under the PUD ordinance to allow for a reduction to 16 spaces that include parking at the gas pumps. This will also include one ADA accessible space. Wheel stops are not proposed, and ADA signage is to be placed in a bollard. The loading area is acceptable. Sidewalk is widened to 7' where adjacent to vehicle parking to accommodate vehicle overhang.

Article X Landscaping: The landscape plans are under review 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 not subject to landscape buffers, due to adjacent commercial zoning.

6-103.7 Commercial Design Standards: The building is 3,604 sf and one story. The building façade is fully masonry, and a waiver is not requested or required. The fuel canopy was approved a waiver for the façade materials, to utilize a non-masonry product for the north and south ends of the canopy structure. The rooftop mechanical equipment is to be screened via the parapet wall. There are no wall mounted exterior lighting fixtures proposed. Staff does request that wall mounted utility and meter equipment to be painted to match the façade it is attached to.

Other: The dumpster is enclosed and includes a masonry enclosure, metal gates and a pedestrian door. A photometric plan was not submitted; however, all parking lot lighting is to be decorative mounted to black poles, within the yards or landscape beds and not within paved vehicular use area. Decorative trash receptacles are provided at the front of the building, and a detail has been provided. A wave style bike rack is provided as well, per code. No fencing is shown however a guardrail detail is provided of which is to be black decorative metal and will be low maintenance. The retaining wall will be constructed of segmental block.

Summary: This submittal for the convenience store located at 2190 N. Mt. Juliet Road is in substantial conformance with the previously approved PUD and preliminary master development plan. Outstanding issues are minor and may be addressed via the conditions of approval below.

Prior waivers and variances, as approved via Ordinance 2025-39, are noted within the report, and no additional waivers or variances have been requested.

Recommendation: Staff recommends approval of the final master development plan and the site plan for the convenience store located at 2190 N. Mt. Juliet Road, subject to the following conditions:

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.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1645

Agenda Date: 3/19/2026

Agenda #: 9.A.

Title:

Review the Subdivision Regulations Amendment to Article 4-103, Streets and Pedestrian Ways.



MEMORANDUM

Date: March 19, 2026

To: Luke Winchester, Chairman
and Planning Commission

From: Shane Shamanur, PE
Director of Engineering

Re: Amendment to the Land Development Code,
Subdivision Regulations, Article IV

OVERVIEW: Article IV of the subdivision regulations sets the standards for the infrastructure required for new subdivisions within the City of Mt. Juliet and its urban growth boundary. The proposed amendments to the subdivision regulations are intended to reduce the ongoing maintenance costs for infrastructure, reduce vehicle speeds, and improve safety.

BACKGROUND & ANALYSIS: The Mt. Juliet Land Development Code provides guidance on the design of streets and driveways within the City of Mt. Juliet. The City Manager's office has requested the standards for streets and pedestrian ways be amended to reduce the financial burden on the City and make incoming developments safer. Some text edits are also proposed to improve clarity.

SUMMARY: Below is a summary of the proposed amendments to Article IV of the Subdivision Regulations:

Sec 4-103. – Streets and Pedestrian Ways

Section 4-103.101 *Sidewalks along new streets:* The exemption for industrial streets has been removed.

Section 4-103.102 *Sidewalks along existing streets:* Additional language has been added that requires incoming subdivisions to bring existing sidewalk along the frontage into compliance with the ADA, as needed.

Section 4-103.103 *Location of sidewalks:* Text has been removed to eliminate references to grass strips.

Section 4-103.104 *Alternative pedestrian ways:* Text has been removed to eliminate references to variable lot residential districts, which are no longer permitted.

Section 4-103.401 *Undeveloped property:* Text has been removed to eliminate references to Tables 4-104.4 tables 1 and 2, which were modified in 2025. These references are no

longer accurate. Additionally, references to the Comprehensive Transportation Plan were added next to the major thoroughfare plan, as both are applicable.

Section 4-103.401 *Required improvements or dedications*: The reference to the Director of Public Works has been changed to Director of Engineering.

Section 4-103.208 *Street name, regulatory and warning signs*: The references to the Department of Public Works and Director of Public Works were replaced with Department of Engineering and Director of Engineering, respectively.

Sec 4-104. – Functional design criteria

Section 4-104.1 *Purpose*: The text has been edited including changes to bullet 1, to affirm that roads shall be safe for all road users, and bullet 6, to affirm the commitment to reducing the financial burden of roadways on the City.

Section 4-104.202 *Existing streets*: A reference to the Comprehensive Transportation Plan was added next to the major thoroughfare plan, as both are applicable.

Section 4-104.3 *Residential street design criteria and service restrictions*: The section has been renamed to eliminate references to residential, as this section covers all streets. Unneeded text has been removed.

Section 4-104.301 *Residential access lane*: Bullet d has been added and states that lots may utilize front loading garages on access lanes only.

Section 4-104.302 *Residential access street*: Bullet c was modified to allow connection to streets of equal classification to count toward the minimum number of intersections. Bullet d was added stating lots shall be configured to discourage backing directly into the street and that front loaded garages are not permitted.

Section 4-104.303 *Residential Collector*: Bullet b was edited to reference a table instead of a chart.

Section 4-104.401 *Rights-of-way and pavement width*: Subsection a-(i) was revised to remove a reference to variable lot size residential developments, which are no longer permitted.

The minimum right-of-way in Subsection a-(iii) was increased from 30 feet to 50 feet. A reference to street trees or planting strips was also removed. Cut and fill slopes were also removed.

Table 1, which outlines the standard cross section, is updated to lower speeds and decrease maintenance costs. The changes to cross sections are as follows:

- Access street:
 - The cross section now matches the access lane.
 - The only remaining difference is the prohibition on front loading garages.
- Residential collector:
 - The bicycle lane was removed from the street. The equivalent width (4 feet) was added to the sidewalk to create a 10 foot wide shared-use path.
 - The design speed was lowered from 35 mph to 30 mph.
- Minor collector:
 - The travel lanes were reduced from 12 feet to 11 feet. The center turn lane shall remain 12 feet.
 - The grass strip between the back of curb and front of sidewalk was removed.
 - The width of the sidewalk was increased from 6 feet to 8 feet to provide a furniture zone.
 - The total right-of-way was reduced from 75 feet to 65 feet.
 - The design speed was reduced from 35 mph to 30 mph.
- Community Collector:
 - The travel lanes were reduced from 12 feet to 11 feet.
 - A 2 foot buffer was added between the outer travel lane and the bicycle lane.
 - The median was changed from landscaping to hardscaping such as concrete.
 - The grass strip between the back of curb and the front of the sidewalk was removed.
 - The sidewalk was widened from 6 feet to 8 feet to provide a furniture zone.
 - The total right-of-way was reduced from 110 feet to 96 feet.
 - The design speed was lowered from 40 mph to 35 mph.
- Arterial:
 - The travel lanes were reduced from 12 feet to 11 feet.
 - The median was changed from landscaping to hardscaping such as concrete.
 - The width of the median was reduced from 27 feet to 17 feet.
 - A 3 foot buffer was added between the outer travel lane and the bicycle lane.
 - The grass strip between the back of curb and front of sidewalk was removed.
 - The sidewalk was widened from 6 feet to 8 feet to provide a furniture zone.
 - The total right-of-way was reduced from 125 feet to 100 feet.

Section 4-104.403 *Intersections*: Bullet b was updated to adopt the HSAM as the City standard for unsignalized intersection spacing. The spacing of local streets remains 150 feet.

Bullet c was revised to correct the footer of the table. The word spacing was corrected to radius and the City Engineer was corrected to the Director of Engineering.

Bullet e was removed, as grades through intersections are addressed in previous sections.

Bullet h has been updated to mandate horizontal traffic calming on residential collectors at all intersections with streets classified as access street or higher. The Planning Commission may waive the requirement if the development is laid out in a manner that will prevent speeding.

Section 4-104.405 *Marginal access and one-way streets*: Multiple references to the Director of Public Works were corrected to Director of Engineering.

Section 4-104.406 *Arrangement of dead-end streets*: Subsection a-(iii) has been edited to bring all cul-de-sacs into compliance with the International Fire Code.

RECOMMENDATION: Staff recommends approving the amendments to the subdivision regulations.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1644
10.A.

Agenda Date: 3/19/2026

Agenda #:

Title:

**Review the Right of Way Abandonment for a portion of Aiden Ln to the Wynfield subdivision HOA.



MEMORANDUM

Date: March 19, 2026

To: Luke Winchester, Chairman
Planning Commission

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

Re: Wynfield HOA, Inc
R.O.W. Abandonment
Map – 96J, Group “C”
Parcel – 45.00

Request: To abandon a portion of the Aiden Ln. ROW, via instrument, to the Wynfield subdivision HOA.

Analysis: The City is requesting that a portion of existing 40’ ROW be abandoned due to the potential future maintenance of a Board of Commissioners (BOC) mandated walking path connection to the Bradford Park subdivision. The existing ROW will be abandoned to the Wynfield HOA, who will assume maintenance responsibilities of the walking path connection. Metes and bounds and an exhibit are attached with this report.

Recommendation: Staff recommends approval, subject to the following conditions:

Planning and Zoning:

1. No comments

Public Works:

1. The instrument cannot be recorded until the right-of-way (ROW) abandonment has been acted upon by the Board of Commissioners.
2. Proof of recorded instrument shall be provided to Engineering prior to walking path connection LOC release.

West Wilson Utility District:

1. Developer shall coordinate and comply with WWUD rules and regulations.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1636
11.A.

Agenda Date: 3/19/2026

Agenda #:

Title:

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



MEMORANDUM

Date: March 19, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Zoning Ordinance Amendment
Article V, Sections 5-104.1 & 5-104.4

Request: This request, initiated by City, seeks to include mail kiosk regulations for single family and multifamily residentially zoned districts throughout the City.

Overview: The amendments are in red in the relevant sections below:

5-104.1 Design Standards for Multifamily Dwellings

5. Required improvements. The following shall be required:

- a. Internal streets.*
 - i. In general, internal drives or travelways located within any multifamily development shall be privately constructed and maintained.*
 - ii. The pavement width and geometric design standards of all internal drives or travelways located within any multifamily development shall be as specified within the subdivision regulations. In any instance where an internal travelway is proposed for dedication as a public street, the pavement design shall meet or exceed that required in the subdivision regulations.*
- b. Public street access.*
 - i. The minimum distance between access points along public street frontage, measured centerline to centerline shall be 200 feet.*
 - iii. The minimum distance between the centerline of an access point and the nearest curbline or street line of a public street intersection shall be 100 feet.*
- c. Storage of waste. All refuse disposal areas shall be maintained in such manner as to meet County and City health requirements and shall be screened from view.*
- d. Sanitary sewage requirements. All development projects approved under this section shall be served by public sanitary sewage systems that meet the standards of the Tennessee Department of Environment and Conservation.*
- e. Water metering requirements. Each dwelling unit, within any multifamily development, shall have an individual water meter.*
- f. Utilities requirement. All cables serving electrical, telephone, television and street lighting shall be placed under ground.*

- g. *Mail delivery. All multifamily complexes shall develop a plan for mail delivery which meets the criteria developed by the local post office. This plan shall be presented with the master development plan. Mail kiosks shall be covered, include lighting, and at least one designated parking space.*

5-104.4 Development Standards for Single Family Residential

18. Regarding certain streetscape elements, all traffic poles and traffic sign posts shall be black or dark green in color. All street signs shall be erected with a decorative sign post, a decorative base and a decorative finial that extends beyond the top of the standard sign. All traffic signs shall be of pedestrian-scale ornamental design. Exposed metal poles are strictly prohibited unless entirely enclosed with a brick or stone veneer.

19. Mail kiosks shall be covered, include lighting, and at least one designated parking space.

Recommendation: Staff recommends forwarding this zoning ordinance amendment to the Board of Commissioners with a recommendation for approval.

ORDINANCE 2026 –

AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, REGARDING ARTICLE V, SECTION 5-104.1, DESIGN STANDARDS FOR MULTIFAMILY DWELLINGS, AND SECTION 5-104.4, DEVELOPMENT STANDARDS FOR SINGLE FAMILY RESIDENTIAL.

WHEREAS, the Board of Commissioners desires to amend Article V, Sections 5-104.1, Design Standards for Multifamily Dwellings, and 5-104.4, Development Standards for Single Family Residential; and

WHEREAS, the Planning Commission considered this request during their meeting of March 19, 2026 and forwarded a _____ recommendation to the Board of Commissioners with a vote of _____; and

WHEREAS, Chapter B, Article V, Sections 5-104.1, Design Standards for Multifamily Dwellings, & 5-104.4, Development Standards for Single Family Residential, of the Code of Ordinances is desired to be amended as follows:

Chapter	Article	Section	Section Title	Action
B	V	5-104.1 & 5-104.4	Design Standards for Multifamily Dwellings & Development Standards for Single Family Residential	

; and

WHEREAS, the specific amendments desired to be made to Chapter B, Article V, Sections 5-104.1, Design Standards for Multifamily Dwellings and 5-104.4, Development Standards for Single Family Residential, of the Code of Ordinances are shown in redline form in the attached Exhibit A.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. The Code of Ordinances, Chapter B, Article V, Sections 5-104.1, Design Standards for Multifamily Dwellings and 5-104.4, Development Standards for Single Family Residential, are amended to read in its entirety as follows:

5-104.1 Design Standards for Multifamily Dwellings

5. Required improvements. The following shall be required:

a. Internal streets.

- i. In general, internal drives or travelways located within any multifamily development shall be privately constructed and maintained.
- ii. The pavement width and geometric design standards of all internal drives or travelways located within any multifamily development shall be as specified within the subdivision regulations. In any instance where an internal travelway is proposed for dedication as a public street, the

ORDINANCE 2026 –

pavement design shall meet or exceed that required in the subdivision regulations.

- b. Public street access.
 - i. The minimum distance between access points along public street frontage, measured centerline to centerline shall be 200 feet.
 - iii. The minimum distance between the centerline of an access point and the nearest curblineline or street line of a public street intersection shall be 100 feet.
- c. Storage of waste. All refuse disposal areas shall be maintained in such manner as to meet County and City health requirements and shall be screened from view.
- d. Sanitary sewage requirements. All development projects approved under this section shall be served by public sanitary sewage systems that meet the standards of the Tennessee Department of Environment and Conservation.
- e. Water metering requirements. Each dwelling unit, within any multifamily development, shall have an individual water meter.
- f. Utilities requirement. All cables serving electrical, telephone, television and street lighting shall be placed under ground.
- g. Mail delivery. All multifamily complexes shall develop a plan for mail delivery which meets the criteria developed by the local post office. This plan shall be presented with the master development plan. Mail kiosks shall be covered, include lighting, and at least one designated parking space.

5-104.4 Development Standards for Single Family Residential

18. Regarding certain streetscape elements, all traffic poles and traffic sign posts shall be black or dark green in color. All street signs shall be erected with a decorative sign post, a decorative base and a decorative finial that extends beyond the top of the standard sign. All traffic signs shall be of pedestrian-scale ornamental design. Exposed metal poles are strictly prohibited unless entirely enclosed with a brick or stone veneer.

19. Mail kiosks shall be covered, include lighting, and at least one designated parking space.

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

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

PASSED:

ORDINANCE 2026 –

FIRST READING:
SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

5-104.1 Design Standards for Multifamily Dwellings

5. Required improvements. The following shall be required:

- a. Internal streets.
 - i. In general, internal drives or travelways located within any multifamily development shall be privately constructed and maintained.
 - ii. The pavement width and geometric design standards of all internal drives or travelways located within any multifamily development shall be as specified within the subdivision regulations. In any instance where an internal travelway is proposed for dedication as a public street, the pavement design shall meet or exceed that required in the subdivision regulations.
- b. Public street access.
 - i. The minimum distance between access points along public street frontage, measured centerline to centerline shall be 200 feet.
 - iii. The minimum distance between the centerline of an access point and the nearest curblines or street line of a public street intersection shall be 100 feet.
- c. Storage of waste. All refuse disposal areas shall be maintained in such manner as to meet County and City health requirements and shall be screened from view.
- d. Sanitary sewage requirements. All development projects approved under this section shall be served by public sanitary sewage systems that meet the standards of the Tennessee Department of Environment and Conservation.
- e. Water metering requirements. Each dwelling unit, within any multifamily development, shall have an individual water meter.
- f. Utilities requirement. All cables serving electrical, telephone, television and street lighting shall be placed under ground.
- g. Mail delivery. All multifamily complexes shall develop a plan for mail delivery which meets the criteria developed by the local post office. This plan shall be presented with the master development plan. Mail kiosks shall be covered, include lighting, and at least one designated parking space.

5-104.4 Development Standards for Single Family Residential

18. Regarding certain streetscape elements, all traffic poles and traffic sign posts shall be black or dark green in color. All street signs shall be erected with a decorative sign post, a decorative base and a decorative finial that extends beyond the top of the

standard sign. All traffic signs shall be of pedestrian-scale ornamental design. Exposed metal poles are strictly prohibited unless entirely enclosed with a brick or stone veneer.

19. Mail kiosks shall be covered, include lighting, and at least one designated parking space.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1637
11.B.

Agenda Date: 3/19/2026

Agenda #:

Title:

**Review the Zoning Ordinance Amendment to Articles VI & VII, Sections 6-103.7 & 7-103.9



MEMORANDUM

Date: March 19, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Zoning Ordinance Amendment
Articles VI & VII, Sections 6-103.7 & 7-103.9

Request: This request, initiated by City, seeks to codify several design items as outlined below.

Overview: The amendments are in red in the relevant sections below:

6-103.7 Design standards for commercial structures.

- 1. Site design. Elements such as landscaping, site fences, walls and refuse and recycling containers shall be coordinated into a unitary design and shall otherwise comply with all provisions of Article X, Landscaping and screening. All utility service to individual structures shall be underground.*
- 2. Building design. Building(s) may be required to incorporate similar design elements, and shall be compatible with surrounding buildings with regard to massing, color, scale, proportion of openings, roof types, types of glazed openings, and degree of detail. Color and design elements shall also be compatible with buildings in the vicinity which have been approved in accordance with these design provisions. Color schemes considered to be unpleasant, distasteful or objectionable, as determined by the Planning Commission, will be sufficient reasoning for a negative vote. On corner lots, both sides of the building facing the street are considered the front of the building, and shall include design elements such as windows, doors, texture and wall treatment to provide visual interest and prevent development of a long continuous blank wall. Commercial and institutional buildings which are visible from a public street are required to have a minimum of 100 percent brick and/or stone on the facade(s) facing a public street and 100 percent brick and stone on all other facades. Commercial and institutional buildings which are not visible from a public street are required to have a minimum of 50 percent brick and stone on all facades. The Planning Commission may permit any other construction materials allowed under state law. In determining whether to allow such materials, the Commission may consider whether the material is proposed as an accent, as a portion of a corporate motif, as well as whether the design is in line with general aesthetic goals of the City of Mt. Juliet as set forth herein, and any other factors deemed relevant by the applicant. Building service areas or loading areas shall not be visible from public streets and shall be located away from private streets and adequately screened. All rooftop-mounted equipment including HVAC equipment shall not be visible from public streets and must be screened by a*

parapet that is equal to or greater than the height of the equipment. Mechanical equipment on sides of buildings shall not be visible from public streets and must be adequately screened. No wall packs are allowed on any commercial site in the City and all light poles and light fixtures installed on commercial sites shall be finished in a dark grey, dark brown or black color. Parking lot lighting poles shall be installed in grass or landscape areas adjacent to paved parking areas or drive aisles. Hues including metal halide, color-corrected mercury-vapor, color-corrected high-pressure sodium and low-pressure sodium are not allowed for private lighting. All private lighting shall emit light in the range of 4,000K to 5,700K on the Kelvin temperature measurement scale to achieve a cool white color temperature. Private lighting in this section shall refer to lighting intended to illuminate private parking areas and access drives and shall not include lighting that illuminates rights-of-way or public streets. Channel posts are prohibited on all commercial sites. Bollards shall be painted or sleeved black, dark gray or dark brown. The Planning Commission may waive any of these design requirements upon a showing by the developer that alternative materials will achieve a same or similar design result and be compatible with other buildings and structures in the vicinity which have been approved in accordance with these design provisions. Within a commercial complex, the Planning Commission may waive any of these design requirements upon a showing by the developer that alternative materials will achieve a same or similar design result and be compatible with other buildings and structures in the commercial complex which have been approved after the adoption of these design provisions.

7-103.9 Building design.

In all industrial districts, the exterior walls of all buildings shall be of 100 percent brick (clay baked, individually laid) or stone (individually laid). The Board that approves such project may permit any other construction materials allowed under state law. In determining whether to allow such materials, the Board may consider whether the material is proposed as an accent, as a portion of a corporate motif, as well as whether the design is in line with general aesthetic goals of the City of Mt. Juliet as set forth herein, and any other factors deemed relevant by the applicant.

All structures shall be shielded from view from all public streets with a landscaped berm. Accessory buildings and enclosures shall be consistent in design and materials with the building to which they are ancillary. Channel posts are prohibited on all industrial sites. Light poles and light fixtures installed on industrial sites shall be finished in a dark grey, dark brown or black color. Parking lot lighting poles shall be installed in grass or landscape areas adjacent to paved parking areas or drive aisles. Bollards shall be painted or sleeved black, dark gray or dark brown.

The Planning Commission may waive any of these design requirements upon a showing by the developer that alternative materials will achieve a same or similar design result and be compatible with other buildings and structures in the vicinity which have been approved in accordance with these design provisions.

Recommendation: Staff recommends forwarding this zoning ordinance amendment to the Board of Commissioners with a recommendation for approval.

ORDINANCE 2026 –

AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES REGARDING ARTICLE VI, SECTION 6-103.7, DESIGN STANDARDS FOR COMMERCIAL STRUCTURES, AND ARTICLE VII, SECTION 7-103.9, BUILDING DESIGN.

WHEREAS, the Board of Commissioners desires to amend Articles VI & VII, Sections 6-103.7, Design Standards for Commercial Structures, & 7-103.9, Building Design; and

WHEREAS, the Planning Commission considered this request during their meeting of March 19, 2026, and forwarded a _____ recommendation to the Board of Commissioners with a vote of _____; and

WHEREAS, Chapter B, Articles VI & VII, Sections 6-103.7, Design Standards for Commercial Structures & 7-103.9, Building Design, of the Code of Ordinances is desired to be amended as follows:

Chapter	Article	Section	Section Title	Action
B	VI	6-103.7	Design Standards for Commercial Structures	
B	VII	7-103.9	Building Design	

; and

WHEREAS, the specific amendments desired to be made to Chapter B, Articles VI & VII, Sections 6-103.7, Design Standards for Commercial Structures & 7-103.9, Building Design, of the Code of Ordinances are shown in redline form in the attached Exhibit A.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. The Code of Ordinances, Chapter B, Articles VI & VII, Sections 6-103.7, Design Standards for Commercial Structures & 7-103.9, Building Design, are amended to read in its entirety as follows:

6-103.7 Design standards for commercial structures.

1. *Site design.* Elements such as landscaping, site fences, walls and refuse and recycling containers shall be coordinated into a unitary design and shall otherwise comply with all provisions of Article X, Landscaping and screening. All utility service to individual structures shall be underground.
2. *Building design.* Building(s) may be required to incorporate similar design elements, and shall be compatible with surrounding buildings with regard to massing, color, scale, proportion of openings, roof types, types of glazed openings, and degree of detail. Color and design elements shall also be

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compatible with buildings in the vicinity which have been approved in accordance with these design provisions. Color schemes considered to be unpleasant, distasteful or objectionable, as determined by the Planning Commission, will be sufficient reasoning for a negative vote. On corner lots, both sides of the building facing the street are considered the front of the building, and shall include design elements such as windows, doors, texture and wall treatment to provide visual interest and prevent development of a long continuous blank wall. Commercial and institutional buildings which are visible from a public street are required to have a minimum of 100 percent brick and/or stone on the facade(s) facing a public street and 100 percent brick and stone on all other facades. Commercial and institutional buildings which are not visible from a public street are required to have a minimum of 50 percent brick and stone on all facades. The Planning Commission may permit any other construction materials allowed under state law. In determining whether to allow such materials, the Commission may consider whether the material is proposed as an accent, as a portion of a corporate motif, as well as whether the design is in line with general aesthetic goals of the City of Mt. Juliet as set forth herein, and any other factors deemed relevant by the applicant. Building service areas or loading areas shall not be visible from public streets and shall be located away from private streets and adequately screened. All rooftop-mounted equipment including HVAC equipment shall not be visible from public streets and must be screened by a parapet that is equal to or greater than the height of the equipment. Mechanical equipment on sides of buildings shall not be visible from public streets and must be adequately screened. No wall packs are allowed on any commercial site in the City and all light poles and light fixtures installed on commercial sites shall be finished in a dark grey, dark brown or black color. Parking lot lighting poles shall be installed in grass or landscape areas adjacent to paved parking areas or drive aisles. Hues including metal halide, color-corrected mercury-vapor, color-corrected high-pressure sodium and low-pressure sodium are not allowed for private lighting. All private lighting shall emit light in the range of 4,000K to 5,700K on the Kelvin temperature measurement scale to achieve a cool white color temperature. Private lighting in this section shall refer to lighting intended to illuminate private parking areas and access drives and shall not include lighting that illuminates rights-of-way or public streets. Channel posts are prohibited on all commercial sites. Bollards shall be painted or sleeved black, dark gray or dark brown. The Planning Commission may waive any of these design requirements upon a showing by the developer that alternative materials will achieve a same or similar design result and be compatible with other buildings and structures in the vicinity which have been approved in accordance with these design provisions. Within a

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commercial complex, the Planning Commission may waive any of these design requirements upon a showing by the developer that alternative materials will achieve a same or similar design result and be compatible with other buildings and structures in the commercial complex which have been approved after the adoption of these design provisions.

7-103.9 *Building design.*

In all industrial districts, the exterior walls of all buildings shall be of 100 percent brick (clay baked, individually laid) or stone (individually laid). The Board that approves such project may permit any other construction materials allowed under state law. In determining whether to allow such materials, the Board may consider whether the material is proposed as an accent, as a portion of a corporate motif, as well as whether the design is in line with general aesthetic goals of the City of Mt. Juliet as set forth herein, and any other factors deemed relevant by the applicant.

All structures shall be shielded from view from all public streets with a landscaped berm. Accessory buildings and enclosures shall be consistent in design and materials with the building to which they are ancillary. Channel posts are prohibited on all industrial sites. Light poles and light fixtures installed on industrial sites shall be finished in a dark grey, dark brown or black color. Parking lot lighting poles shall be installed in grass or landscape areas adjacent to paved parking areas or drive aisles. Bollards shall be painted or sleeved black, dark gray or dark brown.

The Planning Commission may waive any of these design requirements upon a showing by the developer that alternative materials will achieve a same or similar design result and be compatible with other buildings and structures in the vicinity which have been approved in accordance with these design provisions.

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

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

PASSED:

FIRST READING:

SECOND READING:

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James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

6-103.7 *Design standards for commercial structures.*

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