



Mt. Juliet, Tennessee

Planning Commission

Agenda

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

Thursday, November 20, 2025

6:30 PM

Commission Chambers

Members: Luke Winchester, Rebecca Christenson, Bobby Franklin, Art Giles, David Rast, Larry Searcy, Nathan Bulmon, Preston George, Linda Armistead

Resources: Jon Baughman, City Planner, Jill Johnson, Planner I, Shane Shamanur, Director of Engineering, Samantha Burnett - City Attorney

- 1. Call to Order**
- 2. Set Agenda**
- 3. Staff Reports**
- 4. Citizen's Comments**
- 5. Minutes Approval**
 - 5.A.** Review the minutes from the October 16, 2025, Mt. Juliet Planning Commission Meeting.
- 6. Consent Agenda**
 - 6.A.** The Development Letter of Credit (SLC00005634) for Baird Farms Ph 3B, in the amount of \$91,676.15 can be released.
 - 6.B.** The Development Letter of Credit (SLC00005927) for Baird Farms Ph. 3C, in the amount of \$102,439.24, can be released.
 - 6.C.** The Development Letter of Credit (90359774) for Walton's Grove Ph. 4, in the amount of \$266,787.80, can be released.
 - 6.D.** The Sewer Letter of Credit (18139097) for Beckwith Point, in the amount of \$187,477.50, can be released.
 - 6.E.** The Sewer Letter of Credit (2710078203) for Hibbett Station, in the amount of \$240,334.50, can be released.
 - 6.F.** Review and adopt the 2026 Mt. Juliet Regional Planning Commission and Board of Zoning Appeals Submittal Calendars.
 - 6.G.** Review the Final Plat for Canebrake Ph 2 Sec 1, located off W Division St.

6.H. Review the Final Plat for Benders Cove Ph. 2, located off Benders Ferry Rd.

7. Final Master Development Plans/ Site Plans

7.A. Review the Final Master Development Plan/ Site Plan for Golden Bear Wine & Spirits, located at 6330 Golden Bear Gateway.

7.B. Review the Site Plan for the Weller Life Amenity Center, located at 535 Pleasant Grove Rd.

7.C. Review the Site Plan for Victory Nissan, located at 505 Pleasant Grove Rd.

7.D. Review the Site Plan for Fifth Third Bank, located at 1901 N. Mt. Juliet Rd.

8. PUD Amendments

8.A. **Review the amendment to allow for outside sales to the Providence Central Preliminary Master Development Plan PUD, located at Providence Parkway and Central Pike.

8.B. **Review the Amendment regarding off site improvements to the Preliminary Master Development Plan PUD for Village at Pleasant Grove and Vintage Vines, located off Pleasant Grove Rd.

9. Preliminary Master Development Plans

9.A. **Review the Preliminary Master Development Plan PUD for the Kheil Subdivision, located at 115 Oakmont Dr.

10. Zoning Ordinance Amendments

10.A. **Review the Zoning Ordinance Amendment to Section 9-106 Regarding Access Management.

10.B. **Review the Zoning Ordinance Amendment to Section 14-109 Regarding Public Notice Requirements.

10.C. **Review the Zoning Ordinance Amendment to Section 5-104.3 Regarding Variable Lot Subdivisions.

10.D. **Review the Zoning Ordinance Amendment to Section 8-207.5.4.a, Regarding Open Space Requirements.

11. 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 #: 1480

Agenda Date: 11/20/2025

Agenda #: 5.A.

Title:

Review the minutes from the October 16, 2025, Mt. Juliet Planning Commission Meeting.

Mt. Juliet, Tennessee

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



Meeting Minutes - Final

Thursday, October 16, 2025

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 Chairperson Luke Winchester, Commissioner Larry Searcy, Commissioner Nathan Bulmon, Commissioner Art Giles, Commissioner Linda Armistead, and Commissioner Bobby Franklin

Absent Vice Chair David Rast, Commissioner Rebecca Christenson, and Commissioner Preston George

1. Call to Order

2. Set Agenda

Commissioner Franklin requested item 6.M. be pulled off of the consent agenda and heard prior to item 7.A. There were no objections.

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 September 18, 2025, Mt. Juliet Planning Commission Meeting.

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

RESULT: APPROVED

MOVER: Linda Armistead

SECONDER: Bobby Franklin

Aye: Chairperson Winchester, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Vice Chair Rast, Commissioner Christenson, and Commissioner George

Abstain: Commissioner Searcy, and Commissioner Giles

6. Consent Agenda

Commissioner Giles left the meeting.

Staff reviewed their reports and answered questions from the commission.

Chairman Winchester closed the Planning Commission meeting and opened a public hearing for 6.A., 6.B., 6.C. There were no citizen comments. Chairman Winchester closed the public hearing and re opened the Planning Commission meeting.

There were no citizen comments.

6.A. Review the Final Plat for Windtree Pines Ph 8, located off Windtree Club Dr.

Planning and Zoning:

1. All conditions of Ordinance 2021-11 shall be adhered to.
2. Building permits shall not be pulled until the final plat 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. The revised layout of the walking trail between lots 170 and 171 shall be reflected on the plat. A public access easement shall be required on all sidewalks and trails outside of the right-of-way. Define public access easement on the legend.

WWUD:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Larry Searcy

SECONDER: Nathan Bulmon

Aye: Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Vice Chair Rast, Commissioner Christenson, Commissioner George, and Commissioner Giles

6.B. Review the Final Plat for Bradshaw Farms Ph 2A, located off Vanner Rd.Planning & Zoning:

1. All conditions of ordinance 2022-37 shall be adhered to.

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.

WWUD:

An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Larry Searcy

SECONDER: Nathan Bulmon

Aye: Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Vice Chair Rast, Commissioner Christenson, Commissioner George, and Commissioner Giles

6.C. Review the Final Plat for Bradshaw Farms Ph 2B, located off Grace Rd.Planning & Zoning:

1. All conditions of ordinance 2022-37 shall be adhered to.

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.

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. Add the following note: "All West Wilson Utility District waterlines have a 20' wide easement. Said easement being 10' each side of the center line of the water line."

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Larry Searcy

SECONDER: Nathan Bulmon

Aye: Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Vice Chair Rast, Commissioner Christenson, Commissioner George, and Commissioner Giles

6.D. Review the Modification to the Preliminary Plat for Canebrake, located off Devonshire Dr.

Planning and Zoning:

1. No comments.

Engineering:

1. No comments.

WWUD:

1. The owner/developer should take care in the phasing of the water lines to correspond to the proposed phasing.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Larry Searcy

SECONDER: Nathan Bulmon

Aye: Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Vice Chair Rast, Commissioner Christenson, Commissioner George, and Commissioner Giles

6.E. Review the Preliminary Plat for Rosemont, located at 1826 Benders Ferry Rd.Planning and Zoning:

1. All requirements of ordinance 2025-02 shall be adhered to.
2. All corner lots shall be treated as critical façade lots.

Engineering:

1. No comments on the Preliminary Plat.

WWUD:

1. There are no water lines shown.
2. The engineers and WWUD are working on the best way to service this project.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Larry Searcy

SECONDER: Nathan Bulmon

Aye: Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Vice Chair Rast, Commissioner Christenson, Commissioner George, and Commissioner Giles

6.F. Review the Final Master Development Plan for Rosemont, located at 1826 Benders Ferry Rd.

Planning and Zoning:

1. All conditions of ordinance 2025-02 shall be adhered to.
2. All requirements, excepting any waivers granted, of 5-104.4 shall be adhered to.
3. Signage to be reviewed via separate application to the Planning Department.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. All garage doors shall be carriage style or the like, separated with a bricked column.
7. Label all corner lots as critical façade lots.
8. Provide walking trails in open spaces for an additional amenity.
9. Provide decorative street lighting at the entrance to the subdivision.
10. Remove the wheel stop, these are not permitted.
11. The mail kiosk shall be lit.
12. Landscape buffers shall be located in open space and maintained by the HOA.

Engineering:

1. Previously approved PMDP/PUD conditions shall be adhered to.
2. Retaining walls are subject review and approval of the Building/Codes Department.
3. Road profiles to be provided at construction plans.
4. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.

WWUD:

1. There are no water lines shown.
2. The engineers and WWUD are working on the best way to service this project.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Larry Searcy

SECONDER: Nathan Bulmon

Aye: Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Vice Chair Rast, Commissioner Christenson, Commissioner George, and Commissioner Giles

6.G. Review the Preliminary Plat for Tillman Place, located at 6235 Central Pike.Planning and Zoning:

1. All conditions of ordinance 2025-34 shall be adhered to.
2. All conditions of 5-104.4, single family regulations, in the zoning ordinance shall be adhered to, excepting any waivers granted and codified in ordinance 2025-34.
3. 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.

Engineering:

1. No Comments.

WWUD:

1. No Comments.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Larry Searcy

SECONDER: Nathan Bulmon

Aye: Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Vice Chair Rast, Commissioner Christenson, Commissioner George, and Commissioner Giles

6.H. Review the Final Master Development Plan/ Site Plan for Tillman Place, located at 6235 Central Pike.

Planning and Zoning:

1. All conditions of ordinance 2025-34 shall be adhered to.
2. All requirements of 5-103a shall be adhered to, excepting any waivers codified in ordinance 2025-34.
3. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. All conditions of 5-104.4, single family regulations, in the zoning ordinance shall be adhered to, excepting any waivers granted and codified in ordinance 2025-34.
6. 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.
7. The mail kiosk shall be well lit and covered.
8. Landscape plan comments are via separate cover, all comments shall be addressed before submitting construction plans to Public Works.
9. Signage to be reviewed and approved via a separate application to the Planning Department.
10. The horse fencing shall be constructed of low maintenance materials, wood is not permitted.
11. Render and label the playground on the plans, this amenity is required before permits are issued.
12. All fencing shall be decorative, low maintenance materials.
13. Poles and posts shall be painted black and channel posts are not permitted.

Engineering:

1. All PMDP/PUD conditions shall apply.
2. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
3. A review of sewer depths shall take place at construction plan review, specifically around manhole A3.
4. The maximum difference in grade between the residential driveways and the sidewalk shall not exceed 10% in crests and 9% in sags.
5. Per Ord. 2025-34 Public Works Condition 4, the private streets shall meet the design standards of an access street.
6. The maximum slope of an access street is 5% within 50' of an intersection. Several intersections require regrading.
7. The minimum K values for the design speeds shall be met on all roads, public or private.
8. The maximum cross slope of a crosswalk (marked or unmarked) is 2% across stop controlled approaches and 5% across uncontrolled approaches at an intersection.
9. An eastbound right-turn lane and westbound left-turn lane shall be installed on Central Pike at Road A. Proper storage, decel, and taper shall be provided according to TDOT standards.
10. A northbound left-turn lane shall be installed on Pleasant Grove Road at Road B.

Proper storage, decel, and taper shall be provided according to TDOT standards. Provide dimensions on the plans.

11. The off-site improvements included in the PMDP shall be submitted under separate cover for Staff review prior to construction drawings.
12. Provide a dimension for the ROW along Road B.
13. Terminate the sidewalk on the north side of Road B at the intersection with Road C.
14. Stormwater Coordinator: Show the stream buffer width on the plans.

WWUD:

1. The water line along Pleasant Grove does not connect to the water line on Central pike as shown. They are on 2 different pressure zones.
2. The water lines shown are not WWUD's design.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Larry Searcy

SECONDER: Nathan Bulmon

Aye: Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Vice Chair Rast, Commissioner Christenson, Commissioner George, and Commissioner Giles

6.I. Review the Site Plan for Legacy 5 MOB, located at 113 Bear Xing.Planning and Zoning:

1. All requirements of 6-103.7 shall be adhered to, excepting any waivers granted by the Planning Commission.
2. All brick shall be clay, baked and individually laid.
3. Wall mounted utility and meter equipment shall be painted to match the building façade upon which it is affixed to.
4. Poles and bollards used for signage shall be painted black or a complimentary muted color. Galvanized channel posts are not permitted.
5. Poles used for parking lot lighting fixtures shall be painted black or a complimentary muted color and located in yards or planting beds and not in parking areas or drive aisles.
6. HVAC equipment shall be adequately screened by masonry walls complimentary to the building and dumpster enclosure.
7. Landscape plan comments are via separate cover and shall be addressed prior to the submittal of construction documents.
8. Provide landscape screening around the entire perimeter of the detention area.
9. Provide landscaping around all transformer boxes.
10. Signage shall be reviewed via a separate application to the Planning Department. No variance is requested for any additional signage.
11. Flammable landscape ground cover is not permitted within 3' of the building.
12. Wheel stops are not permitted.
13. Provide additional landscaping around transformer boxes for screening.
14. The Planning Commission granted a waiver to 6.103.7 - to allow up to 50% of secondary materials (i.e., architectural composite metal panels) on all four sides of the building.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. Per the conditions of the preliminary plat approval, each lot shall pay \$2,000 per acre at the time of land disturbance permit until \$125,000 is reached for the installation of high-mast LED lighting at the I-40 interchange.
3. A letter of approval from West Wilson Utility District will be required prior to the issuance of the Land Disturbance Permit.
4. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
5. Provide pedestrian access to the dumpster.
6. Stormwater: At construction plan, pull silt fence out of the contour slope of the existing pond.
7. 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. Add a note for the contractor to coordinate with WWUD about adjusting existing valve boxes.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Larry Searcy

SECONDER: Nathan Bulmon

Aye: Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Vice Chair Rast, Commissioner Christenson, Commissioner George, and Commissioner Giles

6.J. Review the Site Plan for the Proposed Restaurant, located at 1209 Rutland Dr.Planning and Zoning:

1. Excepting any waivers/variances granted, all requirements of the commercial design regulations, 6.103-7, shall be adhered to.
2. Brick shall be clay, baked and individually laid.
3. Stone shall be individually laid.
4. Metal and vinyl shall not be used for façade materials.
5. Siding shall be fiber cement type.
6. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
7. Poles and posts shall be painted black.
8. Channel posts are not permitted.
9. Bollards shall be painted/sleeved black or a muted color complimentary to the building. Yellow is not permitted.
10. Landscape plan comments shall be addressed prior to the submittal of construction plans.
11. Signage shall be reviewed via a separate application to the Planning Department.
12. All fencing shall be constructed of low maintenance material such as aluminum. Wood is not permitted. Provide fencing details on subsequent submittals.
13. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
14. The Planning Commission granted a waiver to 6-103.7 - allowing for 61% masonry, 17% EIFS, 13% siding, 3% green wall, 6% glazing. With the condition the siding be a fiber cement material and masonry be full size, clay baked, and individually laid.

Engineering:

1. Landscape Plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter of approval from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
4. General note: Provide standard detail of the Jarrett grease trap proposed.
5. The sizing of the pump station to serve this site and adjacent sites shall occur at construction plan review.
6. Provide handrails along the pedestrian access route if slopes exceed 5%.
7. Stormwater: Who must finish the pond to the west?
8. 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. The 3 services will probably be 3 different taps.
2. A Hold Harmless will need to be executed for the sidewalk within WWUD's

easement.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Larry Searcy

SECONDER: Nathan Bulmon

Aye: Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Vice Chair Rast, Commissioner Christenson, Commissioner George, and Commissioner Giles

6.K. Review the Site Plan for Faith is the Victory Church, located at 2564 N. Mt. Juliet Rd.

Planning and Zoning:

1. Approval is conditional on whether the Board of Zoning Appeals approves another conditional use permit for the site. Construction plans shall not be submitted until a conditional use permit is granted.
2. Signage to be reviewed via a separate application to the Planning Department.
3. Landscape plan comments are via separate cover. All comments received shall be addressed prior to submitting construction plans to Public Works.
4. All poles and posts utilized on site shall be painted black, galvanized channel posts are not permitted.
5. Bollards shall be painted black.
6. Wall mounted utility and meter equipment shall be painted to match the building façade it is attached to.
7. Brick shall be clay, baked and individually laid.
8. Stone shall be individually laid, natural product.
9. Identify the area of the expansion area.

Engineering:

1. Sewer availability has been requested and granted.
2. Landscape Plans shall be approved prior to the issuance of the Land Disturbance Permit.
3. A letter of approval from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
4. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
5. General note: EPSC measures shall not be installed in preserved landscape buffers.
6. Identify how the signal will operate during periods with traffic control officers. If the signal is in flash, an agreement between the City and the Church is needed to determine who changes the signal operations.
7. Traffic control officers shall be provided at the intersection of N. Mt. Juliet Road and Curd Road, even if the signal is in flash.
8. The Church shall request permission to utilize traffic control for events outside of Church service hours. The City/TDOT reserves the right to deny such requests if the impact is detrimental to the flow of traffic during high volume periods.
9. 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. Proposed force main and storm lines shall have an 18" minimum vertical clearance between them the water lines.
2. The relocation of the existing fire hydrant will have to be designed by WWUD.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Larry Searcy

SECONDER: Nathan Bulmon

Aye: Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Vice Chair Rast, Commissioner Christenson, Commissioner George, and Commissioner Giles

6.L. Review the Site Plan for the Treymor Amenity Center, located off Benders Ferry Rd.

Planning and Zoning:

1. All conditions of ordinance 2023-27 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. The chain link fencing around the pickleball court shall be coated black.
8. Remove wheel stops from the ADA detail on sheet C5.01.

Engineering:

1. Landscaping plans shall be approved before the issuance of the erosion control permit.
2. Drainage summary under preliminary review. A comprehensive review will take place at construction plan review.
3. General note: Pool shall drain into the stormwater system.
4. Stormwater: change pool discharge not to infiltrate to grass, not pipe to storm system creating an illicit discharge.

WWUD:

1. WWUD has no comments.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Larry Searcy

SECONDER: Nathan Bulmon

Aye: Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Vice Chair Rast, Commissioner Christenson, Commissioner George, and Commissioner Giles

Zoning Ordinance Amendments

6.M. **Review the Zoning Ordinance Amendment to Article 8-207.3. Minimum Lot Area in PUD Overlay Districts.

Commissioner Giles returned to the meeting.

Staff reviewed their reports and answered questions from the commission.

There were no citizen comments.

1. The Planning Commission recommended we eliminate all minimums and defer to the minimum lot sizes in the base zoning of the districts.

A motion was made by Commissioner Franklin, seconded by Commissioner Giles, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 11/10/2025. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Bobby Franklin

SECONDER: Art Giles

Aye: Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Commissioner Franklin

Absent: Vice Chair Rast, Commissioner Christenson, and Commissioner George

7. PUD Amendments

7.A. **Review the PUD Amendment to Golden Bear Place, located at 4515 Beckwith Rd, regarding Public Works Condition #11.

Staff reviewed their reports and answered questions from the commission.

Mark McDonald, 115 Jackson Blvd Nashville, TN, represented the project.

Todd Serbent Clarified the left turn lane into Wawa is to code. The issue is the left out onto GB Gtwy. It does not meet the required stopping distances.

There were no citizen comments.

A motion was made by Commissioner Bulmon, seconded by Commissioner Giles, that this Ordinance be **negative recommendation to the Board of Commissioners, on meeting date of 11/10/2025. The motion carried by the following vote:

RESULT: **NEGATIVE RECOMMENDATION

MOVER: Nathan Bulmon

SECONDER: Art Giles

Aye: Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Commissioner Franklin

Absent: Vice Chair Rast, Commissioner Christenson, and Commissioner George

8. Site Plans, Final Master Development Plans

8.A. Review the Final Master Development Plan/ Site Plan for McDonald's, located at 8776 Golden Bear Gtwy.

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

Planning and Zoning:

1. All conditions of ordinance 2024-04 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. Metal and vinyl shall not be permitted for façade materials.
6. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
7. Poles and posts shall be painted black.
8. Channel posts are not permitted.
9. Bollards shall be painted/sleeved black or a muted color complimentary to the building. Yellow is not permitted.
10. Landscape plan comments are via separate cover and all comments received shall be addressed prior to the submittal of construction plans to Public Works.
11. Signage shall be reviewed via a separate application to the Planning Department.
12. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
13. Should any fencing be used, it shall be decorative and constructed of low maintenance materials.

Engineering:

1. Landscape Plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter of approval from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
4. The site shall use a Jarrett 1,500gal grease trap. Provide standard detail within the site plan set.
5. Changes to the site access are likely if the Golden Bear Place PUD amendment is passed.
6. Fix dimensions on sheet C-3.2.
7. The site shall utilize standard commercial type driveways.

WWUD:

1. The 12" water line shown on the north side of Golden Bear Circle is a proposed

water line and has not been installed at this time.

2. There is a proposed 12" water line that is not shown that will be at the western portion of the property. The water service shall come off this line not as shown on the plans.
3. The proposed Multi-Tenant sign as shown will be the WWUD easement once the proposed water line is installed. It needs to be moved.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Nathan Bulmon

SECONDER: Art Giles

Aye: Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Commissioner Franklin

Absent: Vice Chair Rast, Commissioner Christenson, and Commissioner George

8.B. Review the Site Plan for Hickory Station West, located at 261 W Main St.

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

Planning and Zoning:

1. All requirements of Article VI shall be adhered to, except any waivers granted by the Planning Commission.
2. All brick shall be clay, baked and individually laid.
3. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
4. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
5. Parking lot lighting fixture poles shall be painted black.
6. All bollards shall be painted a color complimentary to the building façade, not yellow.
7. Wheel stops are not permitted.
8. All wall mounted utility equipment shall be painted a color complimentary to the building façade.
9. All signage shall be reviewed under separate application to the Planning Department. Please be advised that monument signage will require a plat with the location outside of any PUDE's.
10. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.
11. Provide a decorative trash can and wave style bike rack details.
12. Provide architectural features such as windows or inlays, on the side elevations.
13. All parking area islands shall include grass and/or trees, not mulch, stone or any other material.
14. Correct the building setbacks on the layout sheet.
15. Rooftop mechanical equipment shall be screened via masonry parapet walls, screen walls around the only the mechanical equipment are not permitted.

Engineering:

1. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
2. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
3. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
4. Provide written permission to access Hickory Station Lane from the property owner at construction plan review. An easement is allegedly provided to the previous landowner per developer.
5. The sidewalk along the eastern frontage shall align perpendicular to the crosswalk. The sidewalk may have to be moved off the edge of curb to accommodate the crosswalk.

6. Remove erroneous hatching, leaders, and references from the plans.
7. Replace the curb and gutter detail with the City standard detail.
8. 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. Storm lines and sewer lines which cross the existing water line shall have a minimum of 18" vertical clearance.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Larry Searcy

SECONDER: Nathan Bulmon

Aye: Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Commissioner Franklin

Absent: Vice Chair Rast, Commissioner Christenson, and Commissioner George

9. Keelean Property

9.A. **Review the Annexation including a plan of services for the Keelean property, located at 3971 Beckwith Rd.

Staff reviewed their reports and answered questions from the commission.

Chairman Winchester proposed removing item 9.A. from the table, there were no objections.

Chairman Winchester proposed items 9.A. & 9.B. be heard together, there were no objections.

There were no citizen comments.

Chairman Winchester closed the Planning Commission meeting and opened a public hearing for 9.A. there were no citizen comments. Chairman Winchester closed the public hearing and reopened the Planning Commission meeting.

A motion was made by Commissioner Giles, seconded by Chairperson Winchester, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 11/10/2025. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Art Giles

SECONDER: Linda Armistead

Aye: Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Commissioner Franklin

Absent: Vice Chair Rast, Commissioner Christenson, and Commissioner George

- 9.B.** **Review the Rezone Request from Wilson County R-1 to Mt. Juliet CI for the Keelean Property, located at 3971 Beckwith Rd.

A motion was made by Commissioner Giles, seconded by Chairperson Winchester, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 11/10/2025. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Art Giles

SECONDER: Linda Armistead

Aye: Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Commissioner Franklin

Absent: Vice Chair Rast, Commissioner Christenson, and Commissioner George

- 10. Charlie's Place**

10.A. **Review the Preliminary Master Development Plan Planned Unit Development, including a rezone from RS-40 & CTC to CTC-PUD, for Charlie's Place, located at 2250 N. Mt. Juliet Rd., 49, 51 and 53 W Caldwell St., and 60 3rd Ave.

Staff reviewed their reports and answered questions from the commission.

Todd Serbent stated staff supports signal at W Caldwell and NMJR for safety reasons but advised the board to consider the traffic impact.

Commissioner Franklin spoke about inadequate parking and there being too much development in to little space.

Commissioner Bulmon spoke to the negative impact on existing schools, spoke against the variance on the height.

Commissioner Armistead confirmed received letters in support of the development, but does not think the area has sufficient room for the density.

Chairman Winchester spoke against the height of the building and lack of parking.

Mike Ryan, Lose Design, 2809 Foster Ave Nashville, TN represented the project as the engineer.

Jonny Wagner, 3 South 9th Street, represented the project, stated secondary materials hardy cementitious material and not vinyl.

Judd Sellars, 2229 N Mt Juliet Rd, represented the project as the developer.

Jonny Wagner, thanked staff and stated the parcels must be combined to share storm water control measures.

Tom Smith, 881 Time Blvd, Nashville, represented the project, spoke about how they sought to contribute to the desired Downtown Mt. Juliet.

Jonny Wagner spoke to the traffic and parking study saying they have staff support.

Bob Heatherly, 63 W Caldwell St, spoke out against item 10.A.

Eakes, 56 W Caldwell St, spoke out against item 10.A.

Bobby Colson 78 W Caldwell St, spoke out against item 10.A.

Richard Stakenlaw 80 W Caldwell St, spoke out against item 10.A.

Zack Atwood 89A W Caldwell St, spoke out against item 10.A.

Karen Wynn 57 3rd Ave N, spoke out against item 10.A.

William Hayes Beasley Jr. 101 W Caldwell St, spoke out against item 10.A.

Paul Rankhorn 96 W Caldwell St, spoke out against item 10.A.

Mike Arse 50 W Caldwell St, spoke out against item 10.A.

Terry Voyles, 64 W Caldwell St, spoke out against item 10.A.

Donald Eakes, 56 W Caldwell St, spoke out against item 10.A.

Analisa Grey 52 W Caldwell St, spoke out against item 10.A.

Vince King, 24 4th Ave, spoke out against item 10.A.

Mike Ryan, Lose Design, 2809 Foster Ave, praised the staff of the city of Mt. Juliet.

Planning and Zoning:

1. Mixed Use, Multi-Family and Commercial Design Standards shall be met, unless waivers/variances are granted.
2. All brick shall be clay, baked and individually laid.
3. All stone shall be individually laid.
4. Preserve as many existing trees as possible on the site.
5. Provide the address on the cover sheet.
6. Decorative trash cans and bicycle racks are required in logical locations throughout

the PUD.

7. Dumpster enclosures shall meet the City's requirements, including a brick/stone enclosure to match the building, decorative metal gates and a pedestrian door.
8. Preserve all perimeter trees to utilize for buffers, supplemental plantings may be utilized.
9. Gas grilling areas shall be set in a stone base, benches, trash receptacles, bike rack and other required amenities for the apartments shall be identified on the FMDP and shall comply with codes.
10. All landscaping throughout the development shall be irrigated.
11. The proposed roof mounted HVAC equipment shall be screened from horizontal view via a parapet wall, per code.
12. All wall mounted mechanical and/or utility equipment shall be screened from horizontal view via a masonry wall.
13. All signposts, poles and bollards shall be powder coated black, channel posts are not permitted.
14. All parking lot and building mounted exterior lighting fixtures shall be decorative.
15. Provide extra/additional parking lot lighting throughout the development.
16. 7' wide sidewalks shall be provided along parking areas to accommodate vehicle overhang.
17. Wheel stops are not permitted.
18. Staff recommends considering a design update more conducive to the overall vintage feel of the existing buildings within the Sellars development located on both sides of N. Mt. Juliet Rd. and also inclusive of the downtown district.
19. Provide the location/area of the mail kiosk at site plan/final master development plan submittal.
20. Provide evidence from RJ Corman that indicates they are ok with using the railroad r-o-w for improvements.
21. Provide a sidewalk connection to 3rd Avenue.

Engineering:

1. The following variances are requested as part of the PMDP:
 - a. [Zoning 9-103.2] Request to reduce the required parking by 15% - SUPPORTED based on the shared parking analysis. No parking may be reserved for a single land use.
2. W. Caldwell Street shall be widened to at least 24' between N. Mt. Juliet Road and Third Avenue.
 - a. On-street parking may be constructed along the frontage. Spaces shall be 8' wide and 22' long, excluding the width of the gutter. The sidewalk adjacent to the spaces shall be 7' wide.
3. A sidewalk shall be constructed from the site frontage to N. Mt. Juliet Road. The crosswalk may cross to the north side of W. Caldwell St, however a RRFB is required for the midblock crossing.
4. A traffic signal is required at the intersection of N. Mt. Juliet Road and W. Caldwell St/E. Caldwell St. to provide safe egress from this development. This signal shall be installed and operation at the first CO.

- a. This signal requires split phasing on the minor approaches due to the offset between approaches.
 - b. The signal shall be preempted for both the railroad crossing and MJFD vehicles.
 - c. A coordination and time of day plan shall be prepared and implemented for all signals between Curd Road and Old Lebanon Dirt Road prior to activating the new signal.
 - d. The existing southbound queues on N. Mt. Juliet Road back through the intersection. An additional signal is expected to exacerbate the queues.
 - e. Installation of the signal is subject to TDOT approval.
5. An eastbound left-turn lane shall be installed on W. Division St at Fourth Avenue. This turn lane shall include at least 50' of storage and appropriate tapers.
 6. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
 7. ADA parking shall be provided for all buildings. A total of 8 ADA spaces are required, with each building requiring at least one van accessible space.
 8. The crosswalk between building and the eastern sidewalk shall align with the sidewalk along the south face of the buildings.
 9. Sidewalks adjacent to parking shall be at least 7' wide.
 10. The driveways shall match the City's standard detail for non-residential driveways.
 11. All pedestrian facilities shall be ADA compliant.
 12. Sidewalks are required along the Third Ave frontage.
 13. Provide written confirmation from RJ Corman that parking and stormwater runoff is allowed to encroach on the railroad ROW before project is presented before the BOC.
 14. Grinder systems or on-site step systems will not be allowed for this development.
 15. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
 16. All sewer main (minus laterals) shall be public and within a 20' (minimum) easement.
 17. A macerator will be required for this development.
 18. Onsite sewer routing has been established. The developer will continue to coordinate with staff to adjust the sewer service for the homes on W Caldwell Street.
 19. Pool shall drain into the stormwater system.
 20. Stormwater Coordinator: Building and dumpster pad proposed locations are currently occupied by a pond and water quality unit that have an active long-term maintenance agreement in place. The developer shall adjust the maintenance agreement as changes to existing infrastructure are made.

WWUD:

1. There are no water lines shown.

A motion was made by Commissioner Bulmon, seconded by Commissioner

Armistead, that this Ordinance be **negative recommendation to the Board of Commissioners, on meeting date of 11/10/2025. The motion carried by the following vote:

RESULT: **NEGATIVE RECOMMENDATION

MOVER: Nathan Bulmon

SECONDER: Linda Armistead

Aye: Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Vice Chair Rast, Commissioner Christenson, and Commissioner George

Abstain: Commissioner Giles

11. Courtyards at McFarland

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

Staff reviewed their reports and answered questions from the commission.

There were no citizen comments.

Commissioner Armistead left the meeting.

Chairman Winchester closed the Planning Commission meeting and opened a public hearing. There were no citizen comments. Chairman Winchester closed the public hearing and re opened the Planning Commission meeting.

Board is in recess. 5 Min.

Board is in session 9:02 pm.

Commissioner Armistead returned to the meeting.

A motion was made by Chairperson Winchester, seconded by Commissioner Franklin, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 11/10/2025. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Luke Winchester

SECONDER: Bobby Franklin

Aye: Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, and Commissioner Franklin

Nay: Commissioner Giles

Absent: Vice Chair Rast, Commissioner Christenson, Commissioner George, and Commissioner Armistead

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

Staff reviewed their reports and answered questions from the commission.

Jay Easter, Ragan Smith, 315 Woodland St Nashville TN, represented the project as the engineer.

Joe Stephano 3460 E Division St. spoke out against the additional traffic without widening E Division St. and asked for a greenway path to be established on E. Division St.

Planning and Zoning:

1. Provide a phasing plan.
2. Commercial structures shall adhere to the design guidelines found in 6-103.7.
3. All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers and variances approved by the Board of Commissioners.
4. All bulk standards 5-103A and 6.103A shall be adhered to excepting any waivers granted by the Board of Commissioners.
5. The 5-104.7 multi-family residential zoning regulations shall be adhered to, excepting any waivers and variances approved by the Board of Commissioners.
6. All requirements of 6-103A shall be adhered to, excepting any waivers and variances approved by the Board of Commissioners.
7. The Planning Commission Supported a waiver to 5.103A - Bulk regulations for RM 8 zoning (residential component of the mixed use development). A waiver is requested to reduce the minimum lot area, lot width and yard requirements for the residential homes and townhomes within the development to those shown on the site data table. The commercial portion shall comply with CMU zoning regulations. The request is due to the shared side courtyards of the home, the inclusion of townhomes, pedestrian friendly streetscape and reduced driveway lengths to not allow parking.

a. Minimum lot area requirement: 10,000 sf.

Minimum lot area provided- Townhomes 2,976 sf, Single Family 5,400 sf with average lot area of entire development at 4,547 sf.

PLANNING COMMISSION SUPPORTS

b. Minimum lot width required : 100'

Minimum lot width provided: Townhomes, 32' and Single Family 53' at building setback.

PLANNING COMMISSION SUPPORTS

c. Minimum setbacks for CMU (residential portion): 30' Front, 10' Side and 20'

Rear

Minimum setbacks provided:

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

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

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

PLANNING COMMISSION SUPPORTS

8. The Planning Commission supported a waiver request to the residential supplemental regulations on architecture for all residential facades and the clubhouse. Minimum of 65% would be required to be brick/stone and up to 35% per side may be hardie/fiber cement, stucco or other cementitious material for the residential structures. A minimum of 75% brick/stone would be required on the clubhouse with up to 25% hardie/fiber cement, stucco or other cementitious material, with vinyl permitted only in soffits provided:
 - a) No two house plans and elevations shall be situated and built next to one another,
 - b) No two house plans and elevations shall be situated and built across the street from one another.
 - c) High visibility lots shall have 100% brick/stone.
 - d) High visibility lots shall not have blank end facing the street side and shall
 - e) include architectural features such as optional window packages and or fireplaces.
 - f) The use of vinyl shall be prohibited.
 - g) Two garage doors shall be provided with a 2' brick column to separate. Garage
 - h) doors shall be carriage style.
 - i) Identify secondary material.
 9. The Planning Commission supported a waiver to 5-104.4 - Garage doors separate by a masonry column for single family residential.
 10. Screen residential HVAC units with landscaping or masonry. Specify this and verify the location of such equipment on the FMDDP submittal.
 11. All building mounted exterior lighting fixtures, shall be decorative, provide details at FMDDP submittal.
 12. Paint exterior wall mounted utility and meter equipment to match the façade it is attached to.
 13. Mail retrieval areas shall not count towards improved open space.
 14. Brick shall be clay, baked and individually laid.
 15. Stone shall be individually laid.
 16. Rooftop utility equipment shall be screened entirely from horizontal view via parapet walls.
 17. Provide decorative street lighting throughout, also provide street light details at FMDDP submittal. The maintenance and operating cost shall be the responsibility of the HOA.
 18. Ensure light bleed from the amenity center and commercial area do not negatively impact the residential lots nearby. A photometric plan shall be required at FMDDP submittal.
 19. Mail kiosks shall be covered and well lit and include designated parking.
 20. All amenities shall be completed by issuance of the 75th certificate of occupancy.
 21. Provide farm style fencing along both the Old Lebanon Dirt Road, and East Division property lines to enhance the street scape. Fencing shall be decorative and constructed of low maintenance materials.
 22. Provide enhanced landscaping around all detention/retention areas.
-

23. Provide a lighted fountain in any wet pond.
24. Street facing, single family detached, garage doors shall be separated by a 24" bricked column and shall be carriage style (or decorative in nature).
25. Signage to be reviewed via separate application to the Planning Department.
26. Preserve as many trees as possible, especially around perimeter. Provide a tree preservation plan with FMDP submittal.
27. Existing trees can be utilized for perimeter buffer, should a tree survey be prepared and the material meet code requirements.
28. Parking for commercial uses shall be determined when users are identified.
29. Provide decorative low maintenance fencing and enhanced landscaping around the perimeter of the cemetery. Provide details at FMDP submittal.
30. A complete landscape plan will be required at FMDP submittal.
31. Provide formalized location of trail routing at FMDP submittal.
32. Provide formalized elevations to include all materials and percentages at FMDP.
33. Please provide information within the deeds and covenants, keeping this development age restricted in perpetuity.
34. Provide a landscape buffer where residential units are adjacent to the commercial use area.
35. The commercial portion of the development shall be completed by the 75th Certificate of Occupancy.
36. No C/O's shall be issued after the 75th until the commercial portion of the project is complete.
37. Provide a community garden.
38. Provide a declaration of covenants and restrictions stating the residential portion of the development will follow Federal HOPA regulations in perpetuity.

Engineering:

1. The following variances or waivers are being requested:
 - [Sub. 4-103.3] to allow private streets: Planning Commission Supported
 - [Sub. 4-104.405] to allow stubbing an access street to an adjacent property: Planning Commission did not Support.
 - [Zoning 5-104.4 (10)] to allow front loading lots on an access street: Planning Commission Supported only on one side of the street. The current plan shows two additional lots on the other side of the street to be accessed by the alley or private drive.
 - [ST-121] Waiver to allow the proposed 55' right-of-way cross section on Road B: Planning Commission Supported.
 - [Zoning 9-104.3] to reduce the drive aisle width from 15' to 12' adjacent to parallel parking: Planning Commission Supported.
2. If wet ponds are used, aeration shall be provided.
3. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.

4. All sewer shall be public (minus laterals) and be within a 20' (minimum) easement.
5. Determination if public sewer allowance in an alley will be determined with FMDP submittal.
6. No onsite grinder systems or step systems will be allowed for this development.
7. In lieu of the required sidewalk within the Division Street ROW, staff requests a 10' private trail within an access easement on the HOA open space along the site.
8. Traffic calming devices shall be installed on Road A. The type of devices and location shall be determined at FMDP. All traffic calming devices must comply with ITE guidance.
9. The developer has agreed to provide a 50' ROW dedication to the City for the City's widening project of East Division Street.
10. Road A shall be a public street and not gated.
11. Road B shall be a private street and no longer stub to easterly property.
12. The developer has agreed to designate the open space just south of the ROW dedication on East Division Street as a PUDA and slope easement in preparation for the City's project of the widening of East Division Street. Continued coordination shall take place as the City project progresses.
13. E. Division Street shall be improved to include a 12-foot-wide eastbound travel lane and a 4' paved shoulder (full depth asphalt section) with a 4:1 or flatter backslope along the project frontage. In addition, E. Division Street shall be resurfaced along the project frontage. The following considerations shall be included in the improvement:
 - The City will have to annex E. Division Street between Clemmons Road and Old Lebanon Dirt Road for this improvement to be made. The development team shall notify the Director of Engineering approximately 120 days prior to mobilization to start the annexation process.
 - This improvement shall be made before the signing of the first final plat.
 - The backslope shall be free of any fixed object that is not crash rated.
14. A left-turn lane with at least 50' of storage and adequate taper shall be installed on E. Division Street at the project entrance. This improvement shall be made prior to the signing of the first final plat.
15. Any utilities relocated during this development shall be relocated to a location compliant with the City's E. Division Street widening project at the developer's expense.
16. Choke points or bulb outs shall be provided on the one-way roads between the buildings to provide traffic calming as shown on the plans.
17. The one-way streets shall include curb and gutter on one side with post curb on the other. The road shall slope down to the gutter at a slope on 2%. The sidewalk on the one-way streets shall be 7' wide (inclusive of curb width) to allow continuous pedestrian access with vehicle intrusions such as open doors.
18. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
19. A letter from West Wilson Utility District with their approval of the project shall be provided to Engineering prior to the issuance of the Land Disturbance Permit.
20. All alleys and one-way streets will be private.
21. No parking shall be provided on the alleys.

22. Sidewalks abutting parking shall be at least 7' wide (inclusive of curb width).
23. All pedestrian facilities shall comply with ADA and PROWAG standards.
24. Adequate sight distance shall be provided at all intersections. Sight distance profiles shall be provided at FMDP.
25. The centerline of Road A and Road C shall align with the centerline of the McFarland Farms entrances across Old Lebanon Dirt Road.
26. All parking lots shall meet or exceed the dimensions provided in Article IX of the Zoning Ordinances.
27. EPSC measures shall not be installed in the buffer.
28. Ensure the sidewalk around the pond aligns with the sidewalk across the street.
29. Provide traffic calming devices to be finalized at FMDP.

WWUD:

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

A motion was made by Chairperson Winchester, seconded by Commissioner Franklin, that this Ordinance be ****Positive Recommendation to the Board of Commissioners**, on meeting date of 11/10/2025. The motion carried by the following vote:

RESULT: ****POSITIVE RECOMMENDATION**

MOVER: Luke Winchester

SECONDER: Bobby Franklin

Aye: Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Commissioner Franklin

Absent: Vice Chair Rast, Commissioner Christenson, and Commissioner George

12. Adjourn

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

RESULT: ACCEPTED

MOVER: Larry Searcy

SECONDER: Bobby Franklin

Aye: Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Commissioner Franklin

Absent: Vice Chair Rast, Commissioner Christenson, and Commissioner George

****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 #: 1475

Agenda Date: 11/20/2025

Agenda #: 6.A.

Title:

The Development Letter of Credit (SLC00005634) for Baird Farms Ph 3B, in the amount of \$91,676.15 can be released.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1476

Agenda Date: 11/20/2025

Agenda #: 6.B.

Title:

The Development Letter of Credit (SLC00005927) for Baird Farms Ph. 3C, in the amount of \$102,439.24, can be released.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1477

Agenda Date: 11/20/2025

Agenda #: 6.C.

Title:

The Development Letter of Credit (90359774) for Walton's Grove Ph. 4, in the amount of \$266,787.80, can be released.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1478

Agenda Date: 11/20/2025

Agenda #: 6.D.

Title:

The Sewer Letter of Credit (18139097) for Beckwith Point, in the amount of \$187,477.50, can be released.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1479

Agenda Date: 11/20/2025

Agenda #: 6.E.

Title:

The Sewer Letter of Credit (2710078203) for Hibbett Station, in the amount of \$240,334.50, can be released.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1481

Agenda Date: 11/20/2025

Agenda #: 6.F.

Title:

Review and adopt the 2026 Mt. Juliet Regional Planning Commission and Board of Zoning Appeals Submittal Calendars.

City of Mt. Juliet 2026 Planning Commission Submittal Calendar

Month	Pre-Application Mtg, (Appt times to be scheduled, we recommend scheduling well in advance.)	Submittal Deadline 3:00 pm	Open Tech Review (Applicant Attendance Mandatory)	Staff Comments Available	Resubmittal Deadline 3:00	Tech Review (Staff Only)	Packages to PC members	PC meeting 6:30 pm
January	Dec 2, 2025	Dec 17, 2025	*Dec 19, 2025	*Dec 23, 2025	*Dec 31, 2026	Jan 6, 2025	Jan 9, 2026	Jan 15, 2026
February	Dec 30, 2025	Jan 14, 2026	Jan 20, 2026	Jan 23, 2026	Jan 29, 2026	Feb 10, 2026	Feb 13, 2026	Feb 19, 2026
March	Jan 27, 2026	Feb 18, 2026	Feb 24, 2026	Feb 27, 2026	March 5, 2026	March 10, 2026	March 13, 2026	March 19, 2026
April	March 3, 2026	March 18, 2026	March 24, 2026	March 27, 2026	April 2, 2026	April 7, 2026	April 10, 2026	April 16, 2026
May	March 31, 2026	April 15, 2026	April 21, 2026	April 24, 2026	April 30, 2026	May 12, 2026	May 15, 2026	May 21, 2026
June	April 28, 2026	May 20, 2026	May 26, 2026	May 29, 2026	June 4, 2026	June 9, 2026	June 12, 2026	June 18, 2026
July	June 2, 2026	June 17, 2026	June 23, 2026	June 26, 2026	July 2, 2026	July 7, 2026	July 10, 2026	July 16, 2026
August	June 30, 2026	July 15, 2026	July 21, 2026	July 24, 2026	July 30, 2026	Aug 11, 2026	Aug 14, 2026	Aug 20, 2026
September	July 28, 2026	Aug 19, 2026	Aug 25, 2026	Aug 28, 2026	Sept 3, 2026	Sept 8, 2026	Sept 11, 2026	Sept 17, 2026
October	Sept 1, 2026	Sept 16, 2026	Sept 22, 2026	Sept 25, 2026	Oct 1, 2026	Oct 6, 2026	Oct 9, 2026	Oct 15, 2026
November	Sept 29, 2026	Oct 14, 2026	Oct 20, 2026	Oct 23, 2026	Oct 29, 2026	Nov 10, 2026	Nov 13, 2026	Nov 19, 2026
December	Oct 27, 2026	Nov 18, 2026	*Nov 20, 2026	*Nov 24, 2026	Dec 3, 2026	Dec 8, 2026	Dec 11, 2026	Dec 17, 2026
January 2026	Dec 1, 2026	Dec 16, 2026	*Dec 18, 2026	*Dec 22, 2026	Jan 7, 2026	Jan 12, 2026	Jan 15, 2027	Jan 21, 2027

Pre-Application Meeting – All submittals will be required to have attended a pre-app meeting prior to submitting a project. Contact the Planning office to reserve a spot on our Pre-App Agendas. All reservations must be received at least 3 business days prior to the Pre-App meeting date. Due to time constraints, Pre-App meeting appointments are limited to 30-minute increments per project. **PRE-APPS ARE ONLY HELD ONCE PER CYCLE AND SLOTS FILL QUICKLY. PLEASE PLAN ACCORDINGLY.**

Initial Submittal - Must be received by 3:00 pm on the published submittal deadline. **No late or incomplete submittals will be accepted.** All submittals must include the following uploaded to the associated Planning Commission Project Submittal case file in <https://mtjuliet-tn.govbuilt.com/>: application, checklist, fee worksheet, letters of sewer availability (if required), a recorded copy of the Deed(s) for the parcel(s) listed on the application, a legal description of the project property in Microsoft Word format, a **digital plan set file uploaded to the case file** with all files saved in PDF format. Submissions must also include **Ten (10) 11 x 17-inch FOLDED and stapled copies and ONE (1) 24 x 36-inch FOLDED and stapled copies.** Internal administrative/staff reviews will follow the submittal calendar dates.

Resubmittal – If project has not been seen by City Staff in more than two months, it must be resubmitted on an Initial Submittal date and go through Open Tech Review. Must be received by 3:00 pm on the published resubmittal deadline. **No late or incomplete submittals will be accepted.** All submittals must include the following: Uploaded to the project submittal case file in <https://mtjuliet-tn.govbuilt.com/> an updated digital file with all files saved in PDF format & a digital copy of the response letter. Resubmissions must also include **TWENTY FIVE (25) 11 x 17-inch, ONE (1) 24 x 36-inch corrected, FOLDED, and stapled paper copies with plan changes “clouded”,** supporting documentation and a detailed response letter that incorporates the departmental review comments & response/action taken on each item. Please include **fifteen (15) separate copies of your response letter.**

Notes - * Highlighted areas are date changes or modified scheduling due to holidays. ****Please note the following changes to our requirements, A Legal Description of the property is required for all projects where Board of Commissioner approval is necessary, recorded copies of Deeds now required** ****PROJECTS ADVANCING TO THE BOARD OF COMMISSIONERS WILL BE REQUIRED TO SUBMIT 10 (11X17 IN) CORRECTED PAPER COPIES NO LATER THAN 10 BUSINESS DAYS BEFORE THE BOC MEETING WHEN YOUR PROJECT IS BEING HEARD.**

**** Following the finalization of the Planning Commission agenda, no further changes, amendments or substitutions will be allowed by the applicants.**

**** All projects now require a digital application on <https://mtjuliet-tn.govbuilt.com/>**



Board of Zoning Appeals Submittal Calendar 2026

Month	Pre-Application Mtg,	Submittal Deadline 3:00 pm	Public Notice Due	Packets to Members	Meeting Date
<i>January</i>	Dec 2, 2025	Dec 10, 2025	Dec 31, 2026	Jan 2, 2026	Jan 8, 2026
<i>February</i>	Dec 30, 2025	Jan 7, 2026	Jan 29, 2026	Feb 6, 2026	Feb 12, 2026
<i>March</i>	Jan 27, 2026	Feb 11, 2026	Feb 26, 2026	March 6, 2026	March 12, 2026
<i>April</i>	March 3, 2026	March 11, 2026	March 26, 2026	*April 2, 2026	April 9, 2026
<i>May</i>	March 31, 2026	April 8, 2026	April 30, 2026	May 8, 2026	May 14, 2026
<i>June</i>	April 28, 2026	May 13, 2026	May 28, 2026	June 5, 2026	June 11, 2026
<i>July</i>	June 2, 2026	June 10, 2026	June 25, 2026	*July 2, 2026	July 9, 2026
<i>August</i>	June 30, 2026	July 8, 2026	July 30, 2026	Aug 7, 2026	Aug 13, 2026
<i>September</i>	July 28, 2026	Aug 12, 2026	Aug 27, 2026	Sept 4, 2026	Sept 10, 2026
<i>October</i>	Sept 1, 2026	Sept 9, 2026	Sept 24, 2026	Oct 2, 2026	Oct 8, 2026
<i>November</i>	Sept 29, 2026	Oct 7, 2026	Oct 29, 2026	Nov 6, 2026	Nov 12, 2026
<i>December</i>	Oct 27, 2026	*Nov 10, 2026	*Nov 25, 2026	Dec 4, 2026	Dec 10, 2026
<i>January 2026</i>	Dec 1, 2026	Dec 9, 2026	Dec 31, 2026	Jan 8, 2027	Jan 14, 2027

Pre-Application Meeting – All submittals will be required to have attended a pre-app meeting prior to submitting an appeal. Contact the Planning office to reserve a spot on our Pre-App Agendas. All reservations must be received at least 3 business days prior to the Pre-App meeting date. Due to time constraints, Pre-App meeting appointments are limited to 30-minute increments per project. **PRE-APPS ARE ONLY HELD ONCE PER CYCLE AND SLOTS FILL QUICKLY. PLEASE PLAN ACCORDINGLY.**

Submittal Requirements – Must be received by 4:00 pm on the published submittal deadline. **No late or incomplete submittals will be accepted.** All submittals a digital submission on <https://mtjuliet-tn.gov/built.com/> with all documentation uploaded to the associated case file and must include 10 paper copies all documents being reviewed by the Board. i.e., Letters, Exhibits, Licenses, Photos, Etc.

Public Notice is Due by Close of Business on the Scheduled Due Date.

Board of Zoning Appeals Meetings are at 6:00 PM inside City Hall Commission Chambers at 2425 N. Mt. Juliet Rd. on the Scheduled Meeting Date.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1482

Agenda Date: 11/20/2025

Agenda #: 6.G.

Title:

Review the Final Plat for Canebrake Ph 2 Sec 1, located off W Division St.



MEMORANDUM

Date: November 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Canebrake, Phase 2, Section 1
Final Plat
Map – 074
Parcel(s) – p/o 003.00

Request: Submitted by Wilson & Associates, on behalf of their client Century Communities, the applicant is seeking final plat approval for 18 single family lots, 3 open spaces and associated improvements in the Canebrake subdivision, Phase 2, Section 1, located in Wilson County.

Overview and History: The property is located at the southern end of Devonshire Road 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 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, 18 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. Comments from City staff have been mostly addressed with anything outstanding captured in the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Canebrake, Phase 2, Section 1 in Wilson County, subject to the conditions below:

Planning and Zoning:

1. Label the corner lots as critical façade lots on all sheets.

2. Provide “street to be extended” signage where appropriate.

Engineering:

1. The developer has notified the City that the Railroad Authority will not approve an at-grade crossing for the W. Division Street connection. Accordingly, the developer shall contribute 50% of the construction cost of the roundabout at the intersection of Willoughby Station and S. Greenhill Road in the amount of \$680,000 as the 100th lot will be platted with this final plat. **This contribution was paid to the City’s Public Works and Engineering Department on 11/04/2025.**
2. Designate specifically who has maintenance responsibilities in Note 17.

WWUD:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1488

Agenda Date: 11/20/2025

Agenda #: 6.H.

Title:

Review the Final Plat for Benders Cove Ph. 2, located off Benders Ferry Rd.



MEMORANDUM

Date: November 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Benders Cove Ph. 2
Final Plat
Map – 49
Parcel – 69.00 & 69.09

Request: Kimley Horn, on behalf of their client, Meritage Homes of Tennessee, Inc., requests final plat approval for 51 single family residential lots, open space and right-of-way dedication, in Phase 2 of the Benders Cove subdivision (previously known as Benders Ferry subdivision) located in District 1.

History: This subdivision received approval in 2022 via Ordinance 22-47, and is located off Benders Ferry Road, and is currently under construction. The PUD includes RS-20 base zoning. A preliminary plat was approved by the Planning Commission in March 2023, and work has progressed since that time.

Analysis: The total area in phase 1 is 38.94 acres. Building setbacks are 30' front, 6' (50' lots) and 7.5' (56-75' lots) side and 20' rear. Lot coverage is noted as 40% per PUD requirements. The open space and buffers are included per code and the preliminary master development plan. Critical lots and driveway locations are identified. Addresses are provided.

Summary: This final plat is for fifty-one (51) single family residential lots, open space and right-of-way dedication. Outstanding items are minor in nature and may be addressed via the conditions below.

Recommendation: Staff recommends approval of the final plat for Benders Cove, Ph.2, subject to the conditions of approval below:

Planning and Zoning:

1. All conditions of ordinance 22-47 shall be adhered to.
2. Provide perimeter landscaping around detention/retention ponds.
3. Add a note which states landscape buffers shall be maintained by the HOA.

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. The walking trail shall be completed prior to the final stormwater inspection of the first home.

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. Someone needs to check the water line sizes.
3. The water line running along the westerly side of Benders Ferry north of Mack Blvd. has a 20' wide water line easement not a landscape buffer.
4. The afore-mentioned water line also crosses Benders Ferry and connects to an existing water line on the east side.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1484

Agenda Date: 11/20/2025

Agenda #: 7.A.

Title:

Review the Final Master Development Plan/ Site Plan for Golden Bear Wine & Spirits, located at 6330 Golden Bear Gateway.



MEMORANDUM

Date: November 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Golden Bear Wine & Spirits –
6330 Golden Bear Gateway
Site Plan/Final Master Development Plan
Map - 077
Parcel(s) – 072.21 & 072.25

Request: Heritage Civil on behalf of their client, Robinson Properties is requesting a final master development plan and site plan approval for Golden Bear Wine and Spirits retail center, located at 6300 Golden Bear Gateway in District 3.

Overview: The subject site is located on Golden Bear Gateway, between Athletes Way and Rutland Drive. It is zoned CRC-PUD and consists of approximately 1.23 acres. The site is presently undeveloped. This outparcel is located within the Project Jolene PUD, approved via ordinance 22-30.

Final Master Development Plan:

The subject site is part of Project Jolene PUD, and as such requires submittal of this final master development plan. The final master development plan conforms with the previously approved preliminary master development plan.

Site Plan:

6-103a Commercial Bulk Regulations: Building setbacks are correctly displayed, 30' front, 10' side and 20' rear. The tallest portion of the building is 32' 1 3/16", below the maximum of 35' height allowance in CRC zoning. The maximum building coverage allowance is 50%, and the proposed building will only impose 21.2% of the coverage area. The impervious surface allowance is 70% for the entire PUD, and this project proposes 78.4% which exceeds the 70% maximum allowance and will need to be adjusted accordingly.

Pedestrian & Vehicular Access: Vehicular access is via a right in/right out off Golden Bear Gateway and internal shared access drives with adjacent parcels. A 10' wide asphalt walking trail is proposed along the site's external road frontage, and a pedestrian connection is provided via internal sidewalks from the side. Pedestrian striping is included across drive aisles where appropriate.

Article IX Parking: Forty-four parking spaces are required by code, under general retail sales and service. The applicant is proposing 59 spaces combined that will include three ADA accessible spaces. The spaces were determined by general retail sales (26) and retail liquor store sales (33). Parking spaces and drive aisles are appropriately sized. Wheel stops are not proposed nor permitted, and ADA signage is to be placed in the bollards.

Article X Landscaping: The landscape plans are under review and comments will be sent separately. All landscape plan comments received shall be addressed before submitting construction drawings to Public Works. The site is not subject to landscape screening buffers.

6.103.7 Commercial Design Standards: The retail center is 11,389 sf, and one story. The building façade is primarily faced with masonry, and a waiver has been requested due to a minimal amount of metal coping (3.2%) has been requested. The rooftop mechanical equipment is screened via the parapet walls. There has been no wall mounted lighting proposed, however, should it be included in the future, it must be decorative in nature. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.

Other: There are two dumpster enclosures proposed, one for the liquor store, and the second one to be utilized by the remaining tenants. The details provided show that it adheres to code, by providing a metal gate, pedestrian door and masonry enclosure. Staff recommended the use of just one dumpster; however, the applicant has requested two separate dumpsters due to the apparent need for a singular one for the liquor store. A photometric plan has been provided and is acceptable. Parking lot lighting is decorative black poles. All parking lot lighting shall be mounted within landscape beds or in the yards.

A wave style bike rack and decorative trash can details have been provided, however the location has not been shown. Both the bike rack and trash receptacles shall be located at the front of the building. Retaining walls are proposed and notes indicate compliance with City requirements.

Summary: This submittal is for the Golden Bear Wine and Spirits retail center located on Golden Bear Gateway in the Project Jolene PUD. The final master development plan is in substantial conformance with the previously approved PUD and the preliminary master development plan. Outstanding issues are minor and may be addressed via the conditions of approval below.

Waiver: The following is requested.

1. Request to allow metal on the facades, not to exceed 3.2% of the total façade area. STAFF SUPPORTS

Recommendation: Staff recommends approval of the site plan and final master development plan for Golden Bear Wine and Spirits retail center, subject to the following conditions and any waivers approved by the commission:

Planning and Zoning:

1. All conditions of ordinance 2022-30 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. Flammable landscape materials shall not be permitted within 3' of the building.
6. Wall mounted utility and meter equipment shall be painted to match the façade of the building it is attached to.
7. Poles and posts shall be painted black.
8. Channel posts are prohibited.
9. Bollards shall be painted a color complimentary to the building or black. Yellow is prohibited.
10. Landscape plan design comments will be under separate cover and comments received shall be addressed prior to the submittal of construction documents to Public Works.
11. Signage shall be reviewed via a separate application to the Planning Department.
12. Impervious surfaces exceed the maximum permitted, this shall be revised on subsequent submittals.

Engineering:

1. Previously approved PMDP/PUD conditions apply.
2. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place
3. Sewer availability has been requested and granted via the Project Jolene PUD.
4. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
5. A letter of approval from WWUD shall be provided prior to the issuance of the Land Disturbance Permit.
6. Provide a Jarrett 1,500gal grease trap for each grease trap proposed. Provide standard detail within the Civil set.
7. Provide City multi-use path/greenway standard detail within the Civil Set.
8. Provide the PMDP/PUD conditions as a sheet in the resubmittal.
9. The driveway onto Golden Bear Place shall be right-in/right-out only and the median shall be extended past the driveway.
10. Sidewalks adjacent to parking shall be 7' wide to account for vehicle overhang.
11. Curb and gutter shall be provided on Golden Bear Gateway along the frontage with the shared-use path.
12. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.
13. A signal warrant analysis shall be prepared for the intersection of Golden Bear Gateway and Rutland Drive prior to construction plan approval. The signal shall be installed if warranted.
14. The slopes shall not be steeper than 3:1.

WWUD:

1. Storm lines shall have a minimum of 18" vertical clearance between the storm lines and the water lines.
2. The proposed grading shall not result of having more than 10' of cover over the water line or less than 3' of cover the water line.
3. The tap configuration needs to be discussed.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1485

Agenda Date: 11/20/2025

Agenda #: 7.B.

Title:

Review the Site Plan for the Weller Life Amenity Center, located at 535 Pleasant Grove Rd.



MEMORANDUM

Date: November 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Weller Life Amenity Center
Site Plan
Map - 077
Parcel(s) -072.21 & 072.25

Request: CSDG, on behalf of the Maxwell Group, requests approval for the site plan for the amenity center in the Weller Life community, located at 535 Pleasant Grove Road, in District 3.

History & Overview: The Weller Life community was initiated with a rezoning in 2025. A preliminary master development plan approval was granted by the Board of Commissioners (Ordinance 2025-26). A final master development plan was approved in August 2025. The amenity center is required to be completed by the issuance of the 35th certificate of occupancy. This subdivision is located between Andrews Cadillac and Walmart. The dedicated amenity area includes an 8,500sf amenity center, pool, dog park and pickleball court. The mail kiosk is located inside the amenity center. These improvements exceed the minimum code requirements.

Article IX Parking: Fifteen standard parking spaces (9' x 17.5') are provided and one ADA accessible space is provided as well. The number of spaces is adequate. Sidewalks adjacent to the vehicle parking are 7' wide and will accommodate vehicle overhang.

5-104.1 Building Design: Color elevations have been provided and indicate the one-story building will be of a design that is conducive to the other structures in the development. A variance to 4-114 and 5-104.1 allowing for a maximum of 50% secondary materials was approved via the ordinance 2025-26. The elevations consist of approximately 61% masonry (brick and/or stone) and 39% secondary (board and batten). There are no lighting fixtures on the exterior of the building, however, should they be included they are required to be decorative in nature, and wal-paks are prohibited.

HVAC equipment is located on the ground and shielded from horizontal view via a masonry wall. The pool mechanical equipment is shielded from horizontal view, also, with a masonry wall. Fencing is proposed around the pool area and is decorative in nature.

Site Design: Exterior lighting around the amenity center, pickleball and dog park, shall be decorative in nature. A bike rack, wave style, and trash cans are provided also, with details of each provided. The mail kiosk is included within the amenity center.

5-104.1 Amenities: Included is a 8,500 sf amenity center, 3,056 sf pool, pickleball court and dog park.

Article X Landscaping: The landscape plans are under review by the City's consultant. Any comments received shall be addressed before the submittal of construction plans to Public Works.

Waivers/Variances: As previously approved architectural variance from 5-104.1 and 4-114, allowing for a maximum of 50% secondary materials on all facades was approved during the preliminary master development plan (via Ord. 25-26). The submittal includes the amenity center with approximately 61% masonry products (brick and/or stone) and 39% secondary materials (board and batten).

Summary: The applicant has worked with staff about prior reviews and comments. Items remaining to be addressed can be resolved via the conditions of approval below. No additional waivers/variances have been requested, and the applicant will adhere to those previously approved during the PMDP-PUD approval.

Recommendation: Staff recommends approval of the site plan for the Weller Life Amenity Center, subject to the following conditions:

Planning and Zoning:

1. Landscape plan comments are via separate cover and shall be addressed prior to the submittal of construction plans to Public works.
2. All brick shall be clay, baked and individually laid.
3. All stone shall be individually laid.
4. If wall mounted utility and meter equipment is placed on the exterior walls of the building, it shall be painted to match the façade.
5. Ground mounted HVAC equipment shall be screened from horizontal view via a masonry wall.
6. Light poles and other poles, posts and bollards shall be black in color.
7. All conditions of ordinance 2025-26 shall be adhered to.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Erosion Control Plan.
2. Drainage summary provided for preliminary review. A comprehensive review shall take place at construction plan review.
3. Pool shall drain into the stormwater system.
4. The parking area shall operate entirely as two-way or one-way drives. Parking dimensions shall match the dimensions provided in Article IX of the zoning code. Consider a one-way drive with angled parking if the drive aisle can't be widened.
5. Stormwater: No pool water to the storm system, this constitutes an illicit discharge, pipe to ground to infiltrate.
6. 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.

7. Gutter shall not be included in the ADA space width unless flattened to less than 2% in any direction.

WWUD:

1. A meeting is being scheduled to discuss water service for this project.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1486

Agenda Date: 11/20/2025

Agenda #: 7.C.

Title:

Review the Site Plan for Victory Nissan, located at 505 Pleasant Grove Rd.



MEMORANDUM

Date: November 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Victory Nissan
505 Pleasant Grove Road
Site Plan
Map - 077
Parcel – 072.00

Request: Submitted by Civil Site Design Group on behalf of their client, Victory Nissan, the applicant is seeking site plan approval for an auto dealership at 505 Pleasant Grove Road in District 3.

Overview & History: The property is located on the south side of Pleasant Grove Road, adjacent to Walmart. The property is currently undeveloped and consists of approximately 5.10 acres. The parcel consists of two lots, and will be separated by the cross access easement that provides an entrance into the At Home Store and other associated parcels.

Zoning: The property is zoned CMU-PUD. Surrounding zoning in the Paddocks area is CMU-PUD as well.

Access: There is a current access easement, from Pleasant Grove Road that currently allows access to the At Home store. This same access easement will be utilized for access to the project site. Sidewalks are already existent along Pleasant Grove Road. A sidewalk connection to the building is shown. A 7' wide sidewalk adjacent to the automobile parking spaces around the building is provided to accommodate vehicular overhang. In other areas around the site, a 5' sidewalk is provided.

Article IX Parking: The plan indicates 251 parking spaces (62 required by code) and an additional 189 are provided for inventory. The parking far exceeds the code requirements, however, it is indicated due to the specific use for vehicular inventory. The two-way drive aisle between parking stalls is shown at 26' which is sufficient width. All parking spaces are of adequate size.

Article X Landscaping and Buffering: The landscape plans are under review by the City's consultant and comments are via separate cover. All comments received shall be addressed before submitting construction plans to Public Works. The site is not subject to landscape buffers.

6-103.7 Commercial Design Guidelines: Elevations provided indicate a 28' tall, two-story building with a façade comprised of a mix of masonry, aluminum composite panels and glazing, which is the brand standard for their dealerships. The applicant is requesting a waiver from the commercial design guidelines (Art. VI), noted on sheet A2.2, to adhere to their corporate compliance, for use of the secondary materials of which include aluminum composite panels and glazing. As submitted, the request for the variance is to allow for a maximum of 52.65% secondary materials, and 47.35% brick. All brick shall be clay, baked and individually laid.

HVAC and mechanical equipment is located on the roof and is shielded from horizontal view by screen wall, of which a variance has been requested to deviate from the required parapet wall. Exterior lighting fixtures shall be decorative sconce type, wall packs are not permitted.

Site Design: A dumpster is proposed and enclosure detail indicates metal gates and brick to match the primary structure. A pedestrian door has been included per code. Parking lot lighting will be "D-series style" lights and are utilized commonly throughout the city on various projects. All bollards, poles and posts shall be painted black, and wall mounted utility equipment shall be painted to match the building façade. A trash can and bike rack are located near the main entrance and details have been provided, as both will meet code.

Waivers/Variances:

1. 6-103.7 CDS - Masonry façade materials. Requested to allow no less than 47.35% brick and/or stone on all facades and no more than 52.65% secondary materials in aggregate for all facades sides. STAFF SUPPORTS
2. 6-103.7 CDS – Screen wall in lieu of a parapet wall to block horizontal view of the roof top mounted mechanical equipment. STAFF SUPPORTS

Summary: The applicant has worked with staff to address the comments. Any outstanding items are minor in nature and found in the conditions below. The applicant is requesting a commercial design guideline waiver (Art. VI) for use of secondary materials to include aluminum composite panels and glazing, and for the percentage of secondary materials. There is a second waiver requested for the use of a screen wall to shield roof mounted mechanical equipment.

Recommendation: Staff recommends approval of the site plan for the Victory Nissan dealership at 505 Pleasant Grove Road, subject to the following conditions, to be addressed prior to the issuance of any permits.

Planning and Zoning:

1. The elevations shall be 100% masonry and the plan shall adhere to the commercial design guidelines as set forth in 6.103.7 unless a waiver is granted for the elevation materials/percentages.
2. Rooftop HVAC equipment shall be screened via a parapet wall unless a waiver from the requirements of 6-103.7 is granted for the screen wall.
3. All brick shall be clay, baked and individually laid.
4. All stone shall be individually laid.

5. All wall-mounted exterior lighting fixtures shall be decorative, wall-packs are not permitted.
6. Landscape plan comments are via separate cover and shall be addressed prior to the submittal of construction plans to Public Works.
7. All signage is to be reviewed via a separate application to the Planning Department.
8. Flammable landscape materials are not permitted within 3' of the building.
9. Channel posts are not permitted.
10. Wall mounted exterior lighting shall be decorative, wall packs are not permitted, revise sheet EL2.10.
11. Retaining walls shall be constructed of segmental block or be faced with masonry to match the building. Provide details on constructions plans.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter from WWUD shall be submitted prior to the issuance of the Land Disturbance Permit.
3. Drainage report under preliminary review. A comprehensive review of the drainage report will take place during construction plan review.
4. Sewer availability has been requested and granted.
5. The dumpster shall drain to the storm system if there is no roof on the dumpster enclosure.
6. EPSC measures shall not be installed in preserved buffer areas.
7. Provide TDEC-related wetland disturbance permits prior to the issuance of the Land Disturbance Permit.
8. Stormwater: Area noted as existing wetland is a bioretention area built with Academy Sports & Outdoors. Bioretention has a long-term maintenance agreement (signed 3/12/2012) recorded with the property and will need maintenance and be brought into a functioning condition prior to Stormwater's final inspection or before the issuance of a temporary C.O.
9. ADA parking spaces shall be 9' wide.
10. Provide wayfinding signage upon entering the site.
11. 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. Water Service detail will change slightly.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1487

Agenda Date: 11/20/2025

Agenda #: 7.D.

Title:

Review the Site Plan for Fifth Third Bank, located at 1901 N. Mt. Juliet Rd.



MEMORANDUM

Date: November 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Fifth Third Bank
1901 N. Mt. Juliet Rd.
Site Plan
Map – 072P
Group - A
Parcel – 014.02

Request: Infinity Engineering Group, on behalf of their client Fifth Third Bank is requesting approval of a site plan for a new 2,397sf bank building to include an ATM. This building is to be located on a parcel in Everette Downs located at 1901 N. Mt. Juliet Road in District 3.

Overview & History: The site is located on a parcel in the new Everette Downs mixed use PUD, established by ordinance 24-34 in 2024, and is currently an undeveloped parcel of land. The zoning for this parcel is CTC-PUD, commercial mixed use planned use development and will include a single 2,397 sf bank building with an ATM on 1.0 acres. The use is permitted by right in the base zoning district.

Article VI Bulk Regulations: The yard is correctly rendered (30' front, 10' side, and 20' rear) and the structures do not violate them. Building and impervious surface coverages are within the basic requirements at 6% (50% max). The building height is 19' 8 ¾" at its highest structural point and within the maximum permitted 35'.

Vehicular and Pedestrian Access: Drive aisles on site are shown at 26' on the West and Southern portion of the property, 20' on the one-way aisle running East to West and a variable width drive aisle to the East for the two-lane drive thru and access ranging from 26' to 39' respectively. The only access point is to the East via an access drive. There will be no connection to Everette Downs Way, the main access street into the development.

The drive thru lanes are located on the East side of the site and include the appropriate vehicle stacking spaces, width and a bypass lane, separated by striping. The bypass lane to the East exceeds the 12' width requirement, and is shown as a one-way lane headed North and then due West upon exiting the drive thru lane. The ATM is in the second drive thru lane, on the East side of the building.

A six-foot-wide sidewalk is provided to provide pedestrian connection from the building to the Everett Downs Way sidewalk with a direct connection to N. Mt. Juliet Road.

Article IX Parking: Parking for commercial banking, financial, insurance and real estate services is 1 space for every 300 square feet of floor space, with a requirement of 8 spaces. The applicant provides 14 standard spaces. One van accessible ADA space is required and being provided. All parking spaces are appropriately sized. Bicycle parking is proposed at the front of the building and an adequate detail is provided. Wheel stops are not proposed nor permitted.

Article X Landscaping: The landscape plans are under review by the City's consultant. Any comments received shall be addressed before the submittal of construction plans. Street yard trees and vehicular use landscape areas are provided. Non-combustible landscape materials, such as mulch is prohibited within a 3' perimeter of the building.

6-103.7 Commercial Design Guidelines: Building height is identified at 19'8 3/4" at the tallest point, and sits below the maximum permitted of 35'. The building façade is faced primarily with masonry materials with aluminum composite metal panel, eifs and glazing as secondary façade materials. Primary and secondary material percentages by façade, and the applicant will be requesting a waiver for the façade materials of which include thin brick.

Northwest (side) – 60.60% masonry, 39.40% metal and eifs
Northeast (rear) – 97.57% masonry, 2.43% metal and eifs
Southwest (front) – 35.23% masonry, 64.77% metal and eifs
Southeast (side) – 72.60% masonry, 27.40% metal and eifs
Total – 68.51% masonry, 31.49% metal and eifs.

The HVAC equipment is shown and a screenwall is being utilized for coverage; however, it is noted that all equipment will be screened via parapet walls on the roof. There currently is a screen wall proposed, which is prohibited, however, the applicant will be requesting a waiver to utilize the screen wall. There are no wall mounted light fixtures on this building. Parking lot lighting fixtures and poles are not shown, but are required to be decorative in nature, and the poles shall be black. The photometric plan does not indicate excessive light bleed off the property lines.

Other: The plans show the trash receptacles located in front of the building entrance per code. A 7-space wave style bike rack is also shown and located at the main entrance to the building. Details are provided. The trash enclosure proposed for site, will only be utilized for mobile trash cans, and will not contain a dumpster. The enclosure still meets the CDS guidelines for compliance and will include the masonry walls, steel gates and a pedestrian door.

Waivers/Variances: The following variances are requested:

1. 6-103.7 CDS - Masonry façade materials. Requested to allow no less than 68.51% brick and/or stone on all facades and no more than 31.49% secondary materials in aggregate for all facades sides. STAFF SUPPORTS
2. 6-103.7 CDS – Thin brick, in lieu of full brick to be clay, baked and individually laid. STAFF SUPPORTS IF CLAY, BAKED, INDIVIDUALLY LAID AND GROUTED

3. 6-103.7 CDS – Screen wall in lieu of a parapet wall to block horizontal view of the roof top mounted mechanical equipment. STAFF SUPPORTS

Summary: This proposal is for the Fifth Third bank, located at the corner of 1901 N. Mt. Juliet Road and Everette Downs Way, within the Everette Downs mixed use development. The City's zoning supports this type of commercial development in this area.

Recommendation: Staff recommends approval of the site plan for the Fifth Third Bank, located at the corner of 1901 N. Mt. Juliet Road, and Everette Downs Way, subject to the conditions of approval below.

Planning and Zoning:

1. The building façade shall consist of 100% brick and/or stone, unless the requested waiver for the secondary materials is granted. This waiver shall include the ATM enclosure as well.
2. All poles and posts shall be decorative in nature and painted black or a color complimentary to the building.
3. Signage poles and post shall be painted black, gray or to match the site palette.
4. Brick shall be clay, baked and individually laid, including the building, dumpster enclosure and ATM enclosure.
5. Stone shall be natural and individually laid.
6. Paint wall mounted utility equipment to match the façade it is attached to.
7. The landscape plan comments will be via separate cover. Landscape plan comments shall be addressed prior to submitting construction drawings to Public Works.
8. Provide substantial perimeter landscape plantings around the detention pond as this is in a highly visible area.
9. Roof mounted HVAC equipment shall be screened entirely from horizontal view via the parapet walls, unless the requested waiver for a screen wall is granted.
10. All signage shall be submitted by separate application to the Planning Department.
11. The bike rack shall be a wave-style, with space for 5 bikes, and painted black.

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. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
4. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
5. Sewer was originally requested and granted with the Everette Downs PMDP/PUD.
6. 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. The water system note 1 and 5 are incorrect. The public water line shall not be adjusted.

2. Sanitary and Storm lines shall have a minimum of 18” vertical clearance between the water line and storm or sewer lines.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1483

Agenda Date: 11/20/2025

Agenda #: 8.A.

Title:

**Review the amendment to allow for outside sales to the Providence Central Preliminary Master Development Plan PUD, located at Providence Parkway and Central Pike.



MEMORANDUM

Date: November 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Providence Central PUD
PMDP-PUD Amendment
Map – 097
Parcel(s) – 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: The revised PUD amendment request is to return a use to two of the CMU zoned portions of the PUD. The parcels to be included are 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 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 plan with a positive recommendation to the Board of Commissioners, subject to any conditions listed below:

Planning and Zoning:

1. No Comments

Engineering:

1. No Comments.

WWUD:

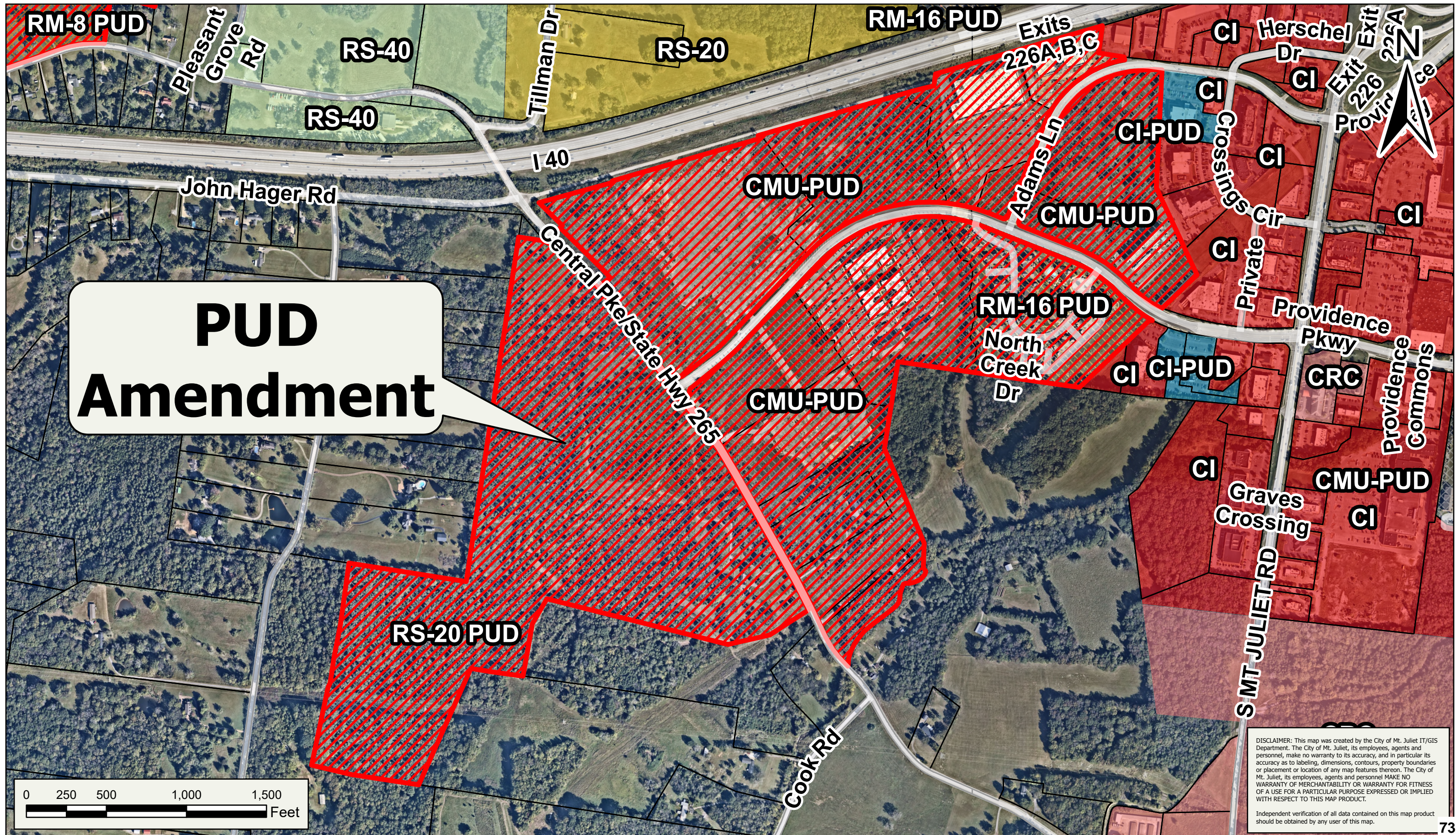
1. No Comments.



Exhibit B

PUD Amendment

Map 097, Parcels 075.00, 075.02, 075.05, 075.07, 075.08, 023.00, 023.01, 024.01, 025.00
Map 096, Parcels 002.00, 002.01, 002.02, 002.04, 002.05, 002.06





Mt. Juliet, Tennessee

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

Staff Report

File #: 1489

Agenda Date: 11/20/2025

Agenda #: 8.B.

Title:

**Review the Amendment regarding off site improvements to the Preliminary Master Development Plan PUD for Village at Pleasant Grove and Vintage Vines, located off Pleasant Grove Rd.

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

Date Received: October 16, 2025

Project Name: Vintage Vines (Pleasant Grove Road)

Project Phase:

Submitted By: Catalyst Design Group

Nature of Submittal:

- | | | |
|--|-------------------------------------|---|
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Site Plan – Mass Grading |
| <input checked="" type="checkbox"/> PMDP – PUD | <input type="checkbox"/> FMDP | <input type="checkbox"/> Construction Plans |

Engineering Comments:

1. The following conditions of Ord. 2021-48 shall be considered invalid:
 - Public Works #1.b. (Central Pike at Pleasant Grove Road)
2. The \$2,500 per residential unit contribution for Phase 1 shall instead be directed toward the City's Pleasant Grove Road widening project.
3. The development shall widen Pleasant Grove Road along the frontages of the site to a three-lane section including curb and gutter and 10-foot-wide multi-use path per the design provided by the City's consultant. This improvement shall include milling and overlaying the existing road in conjunction with the widening.
 - a. This work shall be completed prior to the issuance of the first certificate of occupancy of Vintage Pleasant Grove (multifamily Phase 2).
4. The development shall widen the section of Pleasant Grove Road in front of the current Church, between the two project frontages, to a three-lane section including curb and gutter and 10-foot-wide multi-use path per the design provided by the City's consultant. This improvement shall include milling and overlaying the existing road in conjunction with the widening. The construction cost of this portion of the widening shall be credited toward the voluntary contribution for Phase 2 of the development (Ord 2022-45).
 - a. The City, at the City's expense, shall acquire the right-of-way by December 31, 2026.
 - b. Developer will complete this scope prior to the issuance of the first certificate of occupancy of multifamily Phase 2.
5. The widening along both sections outlined in conditions 3 & 4 of Pleasant Grove Road shall occur congruently to reduce total impact to the area and public.
6. All PMDP/PUD conditions for Ord. 2021-28 and 2022-45 not explicitly mentioned above shall still apply.

WWUD Comments:

1. WWUD has no comments

Recommendation: Approve with conditions

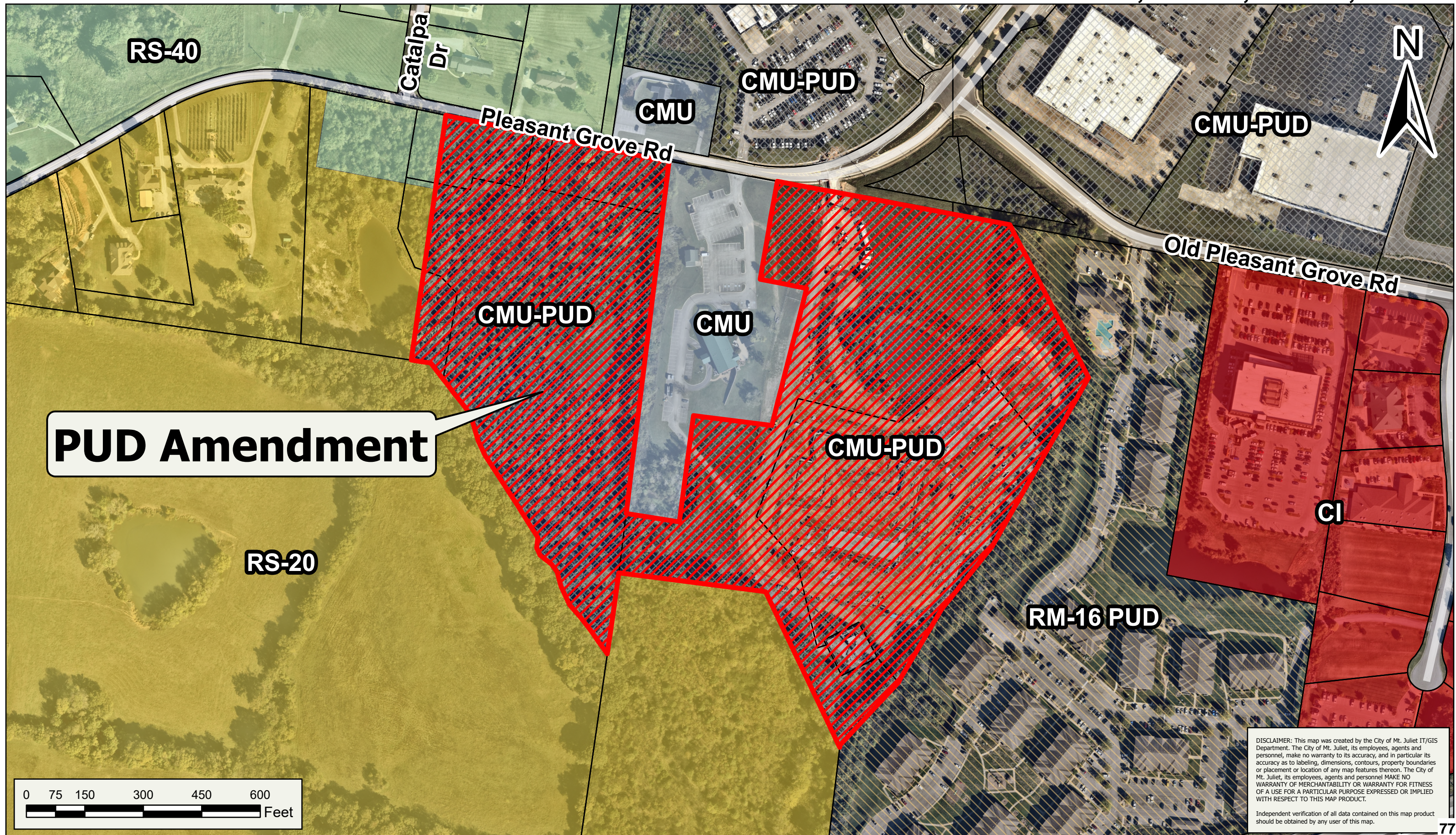
Review Date: October 23, 2025
Reviewed By: Shane Shamanur, P.E.
Engineering – Director
City of Mt. Juliet
(615) 773-7957

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



Exhibit B PUD Amendment

Village at Pleasant Grove
Map 076, Parcels 037.02, 037.05, 040.08,
& 037.00, 040.00, 040.06, 040.07





Mt. Juliet, Tennessee

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

Staff Report

File #: 1490

Agenda Date: 11/20/2025

Agenda #: 9.A.

Title:

**Review the Preliminary Master Development Plan PUD for the Kheil Subdivision, located at 115 Oakmont Dr.



MEMORANDUM

Date: November 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

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

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

Overview: The subject property consists of approximately 10.32 acres, on the east side of North Mt. Juliet Road, and located just due south of the Oakhall/Timber Trail subdivision. The current zoning is RS-40. The requested zoning is RS-20 PUD, medium density single family residential. The proposal is for 15 single family residential lots, 2 open spaces and a proposed density of 1.33 upa. A summary is provided below.

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

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

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

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

- 1. Is in agreement with the general plan for the area, and*
- 2. does not contravene the legal purposes for which zoning exists, and*
- 3. will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*

4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Preliminary Master Development Plan:

Overview: The property is 10.32 acres on the east side of N. Mt. Juliet Road, just south of Oak Hall/Timber Trail subdivision. The site is mainly undeveloped land, except for a single-family residence located on the South west corner of the property. There is a cemetery located on the property, also.

5-103a Bulk Standards: The development area is 10.32 acres, exceeding the minimum acreage requirements for a RS-20 PUD. A portion of this property will be utilized as an access easement for the cemetery located at the northwest portion of the site. The proposal is for 15 single family lots. Overall density is stated at 1.33 du/a, below the maximum permitted in RS-20 (2.2 du/a) and the average lot size is shown at 22,920.43 sf. The setbacks as proposed are 30' f, 20' s, and 20' r.

Access: A cul-de-sac is being requested to be constructed to serve 28 total residential lots, (14 of which are already existing along Oakmont Drive. A waiver is being sought for the cul-de-sac due to the extended length. A second waiver is being proposed for a temporary stub street to allow for a temporary dead end of the access street at the property line. Driveway locations have not been specified.

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

Landscaping: The development area is subject to landscape buffers, and they are only partially identified on the plan set. Full landscape plan review will be required at fmdp submittal. Detention/retention ponds shall be screened with perimeter vegetation and landscape buffers shall be located in open space and maintained by the HOA.

Amenities: There are two open/green spaces being shown on the plan, however, their size and percentage of the site area have not been provided. No amenities have been shown at this time. At least 7% improved open space is required.

Other: A mail kiosk is not identified, and details are not provided. A mail kiosk is required by the postmaster, and it shall be covered and well lit. A parking space is not provided on the basis that the subdivision is only 15 lots. A low maintenance, decorative fence will be required around the cemetery, and it shall be maintained by the HOA, if there is no active maintenance of these cemetery grounds per staffs research.

Waivers & Variances: The following are requested.

1. Permanent cul-de-sac street – to allow for a 2,370' cul-de-sac road to be constructed (1,614' is existing), to allow the cul-de-sac road to serve 28 total dwelling units, of which 14 single family residences are already existing along Oakmont Drive. PUBLIC WORKS TO RECOMMEND
2. Temporary stub street – to allow for a temporary dead-end of the access street at the property line. PUBLIC WORKS TO RECOMMEND

Summary: This proposal is for a 15-lot single family infill RS-20 PUD at 115 Oakmont Drive. The rezone request is compliant with the City's land use plan recommendations, and the overall density is 1.33 units per acre, well below the maximum permitted of 2.2 units per acre. Average lot size is 22,920.43sf and the minimum lot size is 11, 087.21sf. The requirements of the preliminary master development plan checklist have been met.

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

Planning and Zoning:

1. Identify the existing zoning in the site data table.
2. Brick shall be clay baked and individually laid.
3. Stone shall be a natural product and individually laid.
4. Landscape buffers shall be in open space, not on individual lots, and shall be maintained by the HOA in perpetuity.
5. All detention/retention ponds shall be screened with vegetation. Wet ponds shall include lighted aeration.
6. Preserve as many trees as possible.
7. Provide covenants and restrictions to review, if applicable.
8. Identify how mail will be delivered to the subdivision. The mail kiosk shall be covered and lit with at least one dedicated parking space.
9. Provide at least one parking space for visitors to the cemetery.
10. All fencing shall be low maintenance, decorative materials.
11. Poles and post shall be painted black. Channel posts are not permitted.
12. All requirements of 5-104.4 in the zoning ordinance shall be adhered to.
13. All requirements of 8-204.1 in the zoning ordinance shall be adhered to.
14. Complete the sidewalk around the temporary cul-de-sac.
15. At least 7% improved open space is required for a single-family subdivision. Identify how this is met and what amenities are proposed to meet this requirement. Improved open space shall not include utility easements, detention areas, landscape buffers, etc.
16. Should retaining walls be used, they shall be constructed of segmental block.
17. Identify all critical façade lots at final master development plan submittal.
18. A complete landscape plan will be required at final master development plan submittal.
19. Provide formalized elevations to include all materials and percentages at final master development plan submittal.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. Request sewer availability prior to the first reading at the BOC. The site has two options for sewer routing/service. The routing shall be determined at FMDP submittal:
 - a. Connecting to gravity sewer going north to the Oakhall development. This is the preferred route for staff.
 - b. If topography prohibits connecting to the gravity sewer, the other option would be connecting to force main on Oakmont Dr and utilizing localized grinder systems. If this option is used, the City shall be supplied with redundant grinder systems for each lot proposed for future maintenance.
 - c. In either option, the public sewer (minus laterals) shall be within a 20' utility easement.
4. The following variances are requested:
 - a. [Sub Reg 4.104.4] Variance for a cul-de-sac to exceed 700' (approximately 1530' existing, additional 756' proposed) **SUPPORTED**
 - b. [Sub Reg 4.104.4] Variance to a cul-de-sac to exceed 25 units (14 existing, additional 16 proposed) **SUPPORTED**
 - c. [Sub Reg 4.104.405 (a) (i)] Variance to allow a temporary dead-end of an access street at the property line **SUPPORTED**
5. The stub road shall include a temporary cul-de-sac.
6. Road profiles will be required at FMDP. All roads shall comply with the standards included in the subdivision regulations unless variances are approved with the PMDP.
7. Front loaded homes are not permitted on streets classified as access streets or higher. Side or rear loaded homes are required.
8. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
9. Portions of Lots 9-10, Lots 10-13 are located within FEMA's Special Flood Hazard Area, Zone A. The City's Floodplain Administrator requests that the building envelopes be revised to be outside this flood zone. If the building envelopes remain in the FEMA Special Flood Hazard Area, all FEMA requirements must be met before a Land Disturbance Permit can be applied for and a Floodplain permit is obtained.
10. Consider consolidating Lots 203 and 204 to create a more viable lot.
11. The driveway to the cemetery shall match the City detail for a residential driveway.
12. Appropriate tapers shall be provided between the existing and the new sections of Oakmont Drive. The tapering shall occur within the existing ROW on Oakmont Drive.

WWUD:

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

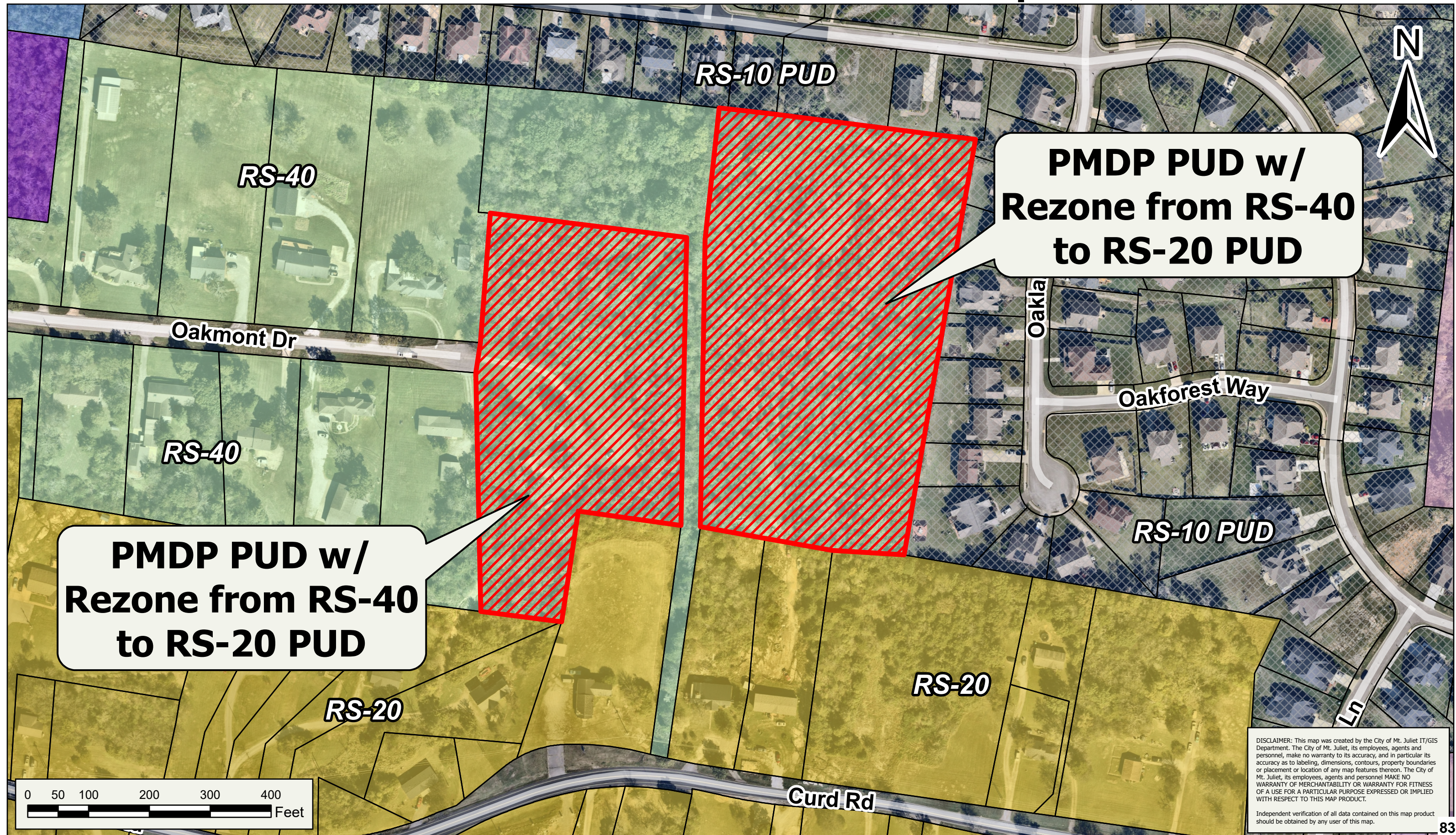
Wilson County Schools:

1. No Comments Received.



Exhibit B- PMDP PUD w/ Rezone

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





Mt. Juliet, Tennessee

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

Staff Report

File #: 1451
10.A.

Agenda Date: 11/20/2025

Agenda #:

Title:

**Review the Zoning Ordinance Amendment to Section 9-106 Regarding Access Management.

ORDINANCE -2025

AN ORDINANCE AMENDING PART B OF THE LAND DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLE IX, SECTION 9-106, ACCESS MANAGEMENT

WHEREAS, the Board of Commissioners of the City of Mt. Juliet desires to amend Article IX, Section 9-106 of the Zoning Regulations, specifically Section 9-106.4 regarding joint use driveways and cross access corridors; and

WHEREAS, the amendments ensure joint use driveways and cross access corridors are properly constructed and recorded, preventing any gaps or obstacles that could hinder vehicular circulation or compromise safety; and

WHEREAS, the Planning Commission considered this request during their meeting of _____, 2025 and (positively/negatively) recommended it to the Board of Commissioners with a vote of ____; and

WHEREAS, Section 9-106.4, Joint and Shared Accessways, of the Zoning Regulations is desired to be amended as follows:

ARTICLE	SECTION	SECTION TITLE	ACTION
Article IX	Section 9-106.4.1	Joint use driveways	No Change
Article IX	Section 9-106.4.2	Cross access corridors	Amended
Article IX	Section 9-106.4.3	Recording access easements	Amended
Article IX	Section 9-106.4.4	Closing interim driveways	No Change
Article IX	Section 9-106.4.5	Construction and maintenance	Added
Article IX	Section 9-106.4.6	Waiver or modification	Added
Article IX	Section 9-106.4.7	Responsibility	Added

;and

WHEREAS, the specific amendments desired to be made to Section 9-106.4 of the Zoning Regulations are exhibited in redline form in the attached.

NOW, THEREFORE, BE IT ORDAINED by the City of Mt. Juliet Board of Commissioners, that Part B, Article IX, Section 9-106.4 of the Land Development Code of the City of Mt. Juliet, known as the Zoning Regulations is amended as follows:

Section 1. Zoning Regulation Article IX Section 9-106.4.2, Cross access corridors, is amended to read in its entirety as follows:

Cross-access corridors. The Planning Commission, in conjunction with the City Engineer shall be authorized to designate cross-access corridors on properties adjacent to arterial and major collector streets. All developments within the affected area shall be designed so as to provide for mutually coordinated access easement(s).

ORDINANCE -2025

Section 2. Zoning Regulation Article IX Section 9-106.4.3, Recording access easements, is amended to read in its entirety as follows:

Recording accessways. Whenever joint access driveways and/or cross access corridors are provided in accordance with the provisions of this section, no development/site plan shall be approved unless such plan grants an easement for cross access for abutting properties. Such designation and/or easement shall be referenced on all plats for any affected property. Easements shall be recorded by the applicant in the Wilson County, Tennessee, Register of Deeds Office, and constitute a covenant running with the land. Cross-access easements shall provide perpetual, non-exclusive access for the purposes of vehicular ingress and egress across the cross-access easement; to include pedestrian if applicable or to match existing connectivity. Whenever joint access driveways and/or cross-access corridors are provided in accordance with the provisions of this section, it is understood that the new development will not be required to get the adjoining property owner to sign any document to provide this access.

Section 3. Zoning Regulation Article IX Section 9-106.4.5, Construction and maintenance, is added to read in its entirety as follows:

Construction and Maintenance. Whenever joint access driveways and/or cross-access corridors are provided in accordance with the provisions of this section, pavement shall be extended to connect to stubs on adjacent properties at the property line(s) or stubbed to the property line(s) where a full connection is not yet possible; when both stubs can be connected it is the financial responsibility of each owner to pay for their property portion of the connection. Property shall not be subdivided to avoid this requirement. Property owner(s) shall maintain and keep the cross access and driveway area within their development in a commercially reasonable condition, state of repair, and free from obstructions or barricades.

Section 4. Zoning Regulation Article IX Section 9-106.4.6, Waiver or modification, is added to read in its entirety as follows:

Waiver or modification. The City may waive or modify joint use driveways or cross access corridors provided in accordance with the provisions of this section on determining that such is impractical or undesirable due to natural features, site design features, or any other features affecting vehicular circulation or safety.

Section 5. Zoning Regulation Article IX Section 9-106.4.7, Responsibility, is added to read in its entirety as follows:

Responsibility. If an adjoining property has already been developed and did not provide stub at property line for future cross access, it is not the responsibility of any new/current property being developed to persuade any adjoining property to connect to them or construct/finance/obtain access agreements for connectivity to the new developing property. It is only the responsibility of new/current property developing to provide access stub to the minimum distance from property line and/or have it noted on recorded plat so

ORDINANCE -2025

future connectivity could be considered/accomplished. If the adjoining property has already been developed with cross access, the new developing property would match the connection(s) to the new developing property line. If the adjoining property is developed or undeveloped, the developer of the new property will not be required to get a signed easement for cross access from the owner of the adjoining property, but will provide the cross-access easement to property line as described above in this section.

BE IT FURTHER ORDAINED

Section 6. 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.

Section 7. 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.

Section 8. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Luckett, MMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

ARTICLE IX. PARKING, LOADING AND ACCESS REGULATIONS

Sec. 9-106. Access management.

9-106.4 Joint and shared accessways.

1. *Joint use driveways.* Wherever feasible, the City may require the establishment of a joint use driveway to serve two or more properties. If a proposed development abuts an existing development that contains an existing joint access driveway, the vehicular circulation of the proposed development shall be designed to connect to the abutting access and circulation areas. If a proposed development abuts existing undeveloped property, the vehicular circulation of the proposed development shall contain a joint access driveway which is designed to connect to the abutting property when such property is developed.
2. *Cross- access corridors.* The Planning Commission, in conjunction with the City Engineer shall be authorized to designate cross- access corridors on properties adjacent to arterial and major collector streets. All developments within the affected area shall be designed so as to provide for mutually coordinated ~~parking;~~ access ~~and circulation systems easement(s).~~
3. *Recording accessways easements.* Whenever joint access driveways ~~and/or~~ cross access corridors are provided in accordance with the provisions of this section, no development/site plan shall be approved unless such plan grants an easement for cross access ~~for to and from~~ abutting properties. Such designation ~~and/or easement~~ shall be referenced on all plats ~~of subdivision~~ for any affected property. Easements shall be recorded by the applicant in the Wilson County, Tennessee, Register of Deeds Office, and constitute a covenant running with the land. Cross-access easements shall provide perpetual, non-exclusive access for the purposes of vehicular ingress and egress across the cross-access easement; to include pedestrian if applicable or to match existing connectivity. Whenever joint access driveways and/or cross-access corridors are provided in accordance with the provisions of this section, it is understood that the new development will not be required to get the adjoining property owner to sign any document to provide this access.
4. *Closing of interim driveways.* Whenever a permanent joint use driveway and/or a cross- access corridor is constructed as required by the provisions of this section, all preceding temporary or interim driveways shall be closed and eliminated. The owner(s) of all properties which involve the use of a permanent joint use driveway and/or a cross access corridor shall enter into a written agreement with the City to be recorded in the public records of the County and running with the land, that existing temporary and/or interim driveways shall be closed and eliminated following construction of both sides of a joint access.
5. *Construction and Maintenance.* Whenever joint access driveways and/or cross-access corridors are provided in accordance with the provisions of this section, pavement shall be extended to connect to stubs on adjacent properties at the property line(s) or stubbed to the property line(s) where a full connection is not yet possible; when both stubs can be connected it is the financial responsibility of each owner to pay for their property portion of the connection. Property shall not be subdivided to avoid this requirement. Property owner(s) shall maintain and keep the cross access and driveway area within their development in a commercially reasonable condition, state of repair, and free from obstructions or barricades.
6. *Waiver or modification.* The City may waive or modify joint use driveways or cross access corridors provided in accordance with the provisions of this section on determining that such is impractical or undesirable due to natural features, site design features, or any other features affecting vehicular circulation or safety.
7. *Responsibility.* If an adjoining property has already been developed and did not provide stub at property line for future cross access, it is not the responsibility of any new/current property being developed to persuade any adjoining property to connect to them or construct/finance/obtain access agreements for connectivity to the new developing property. It is only the responsibility of new/current property developing to provide access stub to the minimum distance from

Part B – ZONING REGULATIONS
ARTICLE IX. PARKING, LOADING AND ACCESS REGULATIONS

property line and/or have it noted on recorded plat so future connectivity could be considered/accomplished. If the adjoining property has already been developed with cross access, the new developing property would match the connection(s) to the new developing property line. If the adjoining property is developed or undeveloped, the developer of the new property will not be required to get a signed easement for cross access from the owner of the adjoining property, but will provide the cross-access easement to property line as described above in this section.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1468
10.B.

Agenda Date: 11/20/2025

Agenda #:

Title:

**Review the Zoning Ordinance Amendment to Section 14-109 Regarding Public Notice Requirements.



MEMORANDUM

Date: November 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Zoning Ordinance Amendment
Sec. 14-109 Public Notice

Request: This request, initiated by City, seeks to remove, in its entirety, the variable lot subdivision regulations (Article V, Section 5-104.3) from the City's zoning ordinance.

Overview: The public notice section of the zoning ordinance shall be amended as indicated below:

Sec. 14-109. - Public notice.

14-109.1 *Applicability.* All public hearings required by this ordinance shall be preceded by public notice as provided by this section.

14-109.2 *Notice by newspaper.* Notice in a newspaper of general circulation within the City of Mt. Juliet, shall be given at least 15 days, but not more than 30 days prior to the public hearing. This notice shall specify the location, current and proposed zoning classification and it shall contain a graphic illustration of the area.

14-109.3 *Notice by mail.* At least 15 days prior to the public hearing concerning the affected property, all owners of record of adjoining property, including those separated by a public way from the premises in question, shall be notified. The notification required to meet this provision shall be accomplished by certified mail, return receipt request. Return receipts shall be maintained and subject to public examination upon request.

14-109.4 *Notice by signage.* No public hearing shall be conducted until public notice has been provided by the posting of signs pursuant to the provisions of this section.

1. *General requirements.* The Planning and Zoning Department or its designees shall post signs on properties for which either an action by the Board of Zoning Appeals or a request for change of zoning classification has been requested. Such signs shall be posted at least ten (10) days prior to the Planning Commission or Board of Zoning Appeals meeting. The applicant shall pay a fee for usage of such signs at the Planning and Zoning Office no less than 21 days prior to the date of the public hearing. No public hearing shall be conducted nor any action taken on any request for which such notice is required until these signs are posted as required herein. The posting of the signs shall be as follows:
 - a. *Number.* One sign shall be posted for each 500 feet of frontage.
 - b. *Location.* Signs shall be located facing and within 25 feet of all public rights-of-way on which the property fronts.
 - c. *Size.* The signs shall have a minimum width of 24 inches and a minimum height of 36 inches.

- d. *Wording.* The signs shall contain wording provided by the Planning and Zoning Office, which shall be sufficient to convey the information that a zoning action is proposed for the subject property along with the contact information for the Planning and Zoning Office, so that the date, time, and additional information may be obtained.
 - e. *Fee.* The signs shall be provided by the City, subject to payment by the applicant of a fee charged to defray the administrative and printing costs. The fee shall be waived for any agency of government.
- 2. *Alternative requirements for zoning actions affecting large areas.* When the area included within the requested zoning action contains 100 or more parcels, the following alternative provisions shall apply:
 - a. Signs shall be posted within the public right-of-way facing the inbound lane of all public streets at, or as near as possible to, the point the street crosses the boundary of property subject to the proposed action.
 - b. Signs shall also be posted at the intersection of a local street with a collector or arterial street within the area of the proposed zoning action.
 - c. Where a public street forms the boundary, or a portion of the boundary, of an area subject to a zoning action, one double face sign shall be erected on the side of the street included within the proposed change within each 1,000 lineal feet of street frontage.

Summary: The amendment above will result in earlier public notice requirements for zoning actions and help facilitate transparency.

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

ORDINANCE - _____

AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLE XIV, PUBLIC NOTICE, SECTION 14-109.4

WHEREAS, the city desires to amend Article XIV, Public Notice, Section 14-109.4, by requiring public notice signs on the property 10 days before the item is scheduled for Planning Commission or Board of Zoning Appeals review and;

WHEREAS, the Planning Commission considered this request during their meeting of November 20, 2025 and recommended _____, to the Board of Commissioners with a vote of _____ and;

WHEREAS, the Board of Commissioners desires to amend Article XIV, Public Notice, Section 14-109.4, of the City's zoning ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Wilson County, Tennessee, while in regular session on _____, 2025, that Article XIV, Public Notice, Section 14-109.4, of the Unified Development Code of the City of Mount Juliet, Tennessee, known as the Zoning Regulations (ordinance 2001-29), adopted October 8, 2001, as amended, be amended as shown below:

Section 1.

Sec. 14-109. - Public notice.

14-109.1 *Applicability.* All public hearings required by this ordinance shall be preceded by public notice as provided by this section.

14-109.2 *Notice by newspaper.* Notice in a newspaper of general circulation within the City of Mt. Juliet, shall be given at least 15 days, but not more than 30 days prior to the public hearing. This notice shall specify the location, current and proposed zoning classification and it shall contain a graphic illustration of the area.

14-109.3 *Notice by mail.* At least 15 days prior to the public hearing concerning the affected property, all owners of record of adjoining property, including those separated by a public way from the premises in question, shall be notified. The notification required to meet this provision shall be accomplished by certified mail, return receipt request. Return receipts shall be maintained and subject to public examination upon request.

14-109.4 *Notice by signage.* No public hearing shall be conducted until public notice has been provided by the posting of signs pursuant to the provisions of this section.

1. *General requirements.* The Planning and Zoning Department or its designees shall post signs on properties for which either an action by the Board of Zoning Appeals or a request for change of zoning classification has been requested. Such signs shall be posted at least ten (10) days prior to

~~the Planning Commission or Board of Zoning Appeals meeting 15 days prior to the public hearing is to be conducted on the request. The applicant shall pay a fee for usage of such signs at the Planning and Zoning Office no less than 21 days prior to the date of the public hearing.~~ No public hearing shall be conducted nor any action taken on any request for which such notice is required until these signs are posted as required herein. The posting of the signs shall be as follows:

- a. *Number.* One sign shall be posted for each 500 feet of frontage.
 - b. *Location.* Signs shall be located facing and within 25 feet of all public rights-of-way on which the property fronts.
 - c. *Size.* The signs shall have a minimum width of 24 inches and a minimum height of 36 inches.
 - d. *Wording.* The signs shall contain wording provided by the Planning and Zoning Office, which shall be sufficient to convey the information that a zoning action is proposed for the subject property along with the contact information for the Planning and Zoning Office, so that the date, time, and additional information may be obtained.
 - e. *Fee.* The signs shall be provided by the City, subject to payment by the applicant of a fee charged to defray the administrative and printing costs. The fee shall be waived for any agency of government.
2. *Alternative requirements for zoning actions affecting large areas.* When the area included within the requested zoning action contains 100 or more parcels, the following alternative provisions shall apply:
- a. Signs shall be posted within the public right-of-way facing the inbound lane of all public streets at, or as near as possible to, the point the street crosses the boundary of property subject to the proposed action.
 - b. Signs shall also be posted at the intersection of a local street with a collector or arterial street within the area of the proposed zoning action.
 - c. Where a public street forms the boundary, or a portion of the boundary, of an area subject to a zoning action, one double face sign shall be erected on the side of the street included within the proposed change within each 1,000 lineal feet of street frontage.

BE IT FURTHER ORDAINED

Section 2. 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.

Section 3. 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.

Section 4. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Lockett, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1493
10.C.

Agenda Date: 11/20/2025

Agenda #:

Title:

**Review the Zoning Ordinance Amendment to Section 5-104.3 Regarding Variable Lot Subdivisions.



MEMORANDUM

Date: November 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Zoning Ordinance Amendment
5-104.3 Variable Lot Subdivisions

Request: This request, initiated by City, seeks to remove, in its entirety, the variable lot subdivision regulations (Article V, Section 5-104.3) from the City's zoning ordinance.

Overview: The code defines variable lot subdivisions as an option to provide a permissive voluntary alternative procedure to be utilized in placement of buildings and in location of open spaces associated therewith. These provisions are intended to provide for variations in lot size and open space requirements within the residential districts. The density standards established for individual districts are to be maintained on an overall basis and thereby provide desirable and proper open air space, tree cover, recreation areas or scenic vistas; all with the intent of preserving the natural beauty and environmental integrity of the area, while at the same time maintaining the necessary maximum population density limitations of the base zoning districts.

The relevant section of the zoning ordinance, highlighted below, shall be removed entirely:

5-104.3 Variable lot residential development. The purpose of this section is to provide a permissive voluntary alternative procedure to be utilized in placement of buildings and in location of open spaces associated therewith. These provisions are intended to provide for variations in lot size and open space requirements within the residential districts. The density standards established for individual districts are to be maintained on an overall basis and thereby provide desirable and proper open air space, tree cover, recreation areas or scenic vistas; all with the intent of preserving the natural beauty and environmental integrity of the area, while at the same time maintaining the necessary maximum population density limitations of the base zoning districts.

1. **General provisions.** The provisions contained within this section are intended to provide a flexible procedure for locating dwellings upon sites. As such, the provisions do not constitute a use but an alternative procedure for the spacing of buildings and the use of open areas surrounding those buildings. It is necessary, however, that the purposes and intent of this ordinance be ensured and that proper light, air and privacy be made available for each dwelling unit. The master site development plan required in subpart 2 of this section, is intended to provide not only an accurate statement of the development scheme proposed for each such development but an enforceable legal instrument whereby the Planning Commission may be ensured that the general purposes, standards, etc., contained in this ordinance are being met.
2. **Master site development plan required.**

- a. *Contents.* A master site development plan containing the information required by the provisions of article XIV, subsection 14-103.2, shall be prepared and submitted to the Planning Commission for review and approval along with a sketch plat as required by the subdivision regulations. In addition to the information required to meet the provisions of subsection 14-103.2, the master development plan shall show:
 - i. Topographic features, both existing and proposed, with contours of not more than two-foot intervals where slopes average 12 percent or less and five-foot intervals in areas where slopes are greater than 12 percent.
 - ii. Location of any open space that is proposed to be held in common ownership.
 - iii. Proposed ground coverage, floor area and heights of all buildings.
 - iv. Where any lot or roadway is proposed for location upon any portion of the site where the natural topography exceeds 12 percent such alteration shall be evaluated by a licensed geotechnical engineer and a report of findings and recommendations submitted with the plan of development.
 - b. *Coordinated review.* Upon receipt of a master site development plan and sketch plat containing information as required above, the Planning Commission may:
 - i. Concurrently review the site development plan and sketch plat;
 - ii. Jointly approve, approve with modification, or disapprove these documents; and
 - iii. In the instance of approval, or approval with modification, transfer the site development plan to the Zoning Administrator for enforcement.
 - c. *Enforcement.* Upon approval of a master site development plan, the Zoning Administrator shall note the boundary and extent of such development upon the official zoning map and shall become responsible for enforcement of the plan. Only minimal adjustments involving the placement of any structure will be permitted once a site development plan has been approved. Any other change shall require submission of a proposed amendment to the approved plan.
3. *Development standards.* The following standards and requirements shall apply to all developments subject to the provisions of this section:
- a. *General standards for development.* In the interest of promoting the most appropriate and economical use of the land while assuring that the character of the residential district is maintained, the Planning Commission in its review of a proposed development shall consider the following:
 - i. Protection of the character, property values, privacy and other characteristics of the surrounding neighborhood;
 - ii. Provision for surface drainage control, sewage disposal and water supply, recreation and traffic control; and
 - iii. Preservation and protection of existing trees, ground cover, top soil, streams, rock outcroppings and scenic or historic sites from dangers and damage caused by excessive and poorly planned grading for streets and building sites.
 - b. *Availability of public utilities.* Generally all public utilities, specifically including water and a central sewage collection and treatment system shall be available at the site. Where public sewer is not available, no lot or housing site may be created which has less area than the greater of, 30,000 square feet or that required to meet standards of the County Department of Environment and Conservation. All septic fields for each dwelling unit shall be located within the area of fee simple ownership of said dwelling unit.
 - c. *Permitted density.* The density permitted is intended to be consistent with that allowed within conventional developments offering no common open space. The maximum number of dwelling units permitted shall be computed as follows:
 - i. From the gross acreage available within the development shall be subtracted: any portion of the site where the full use of the land is not available to the landowner because of restrictions thereon; specifically including any portion of the site which lies within a floodway district.

- ii. The area remaining after the above adjustments shall be divided by the minimum lot area per family for the applicable dwelling unit type and zone district in which the dwelling unit is located. For developments located in more than one zoning district, the density shall be computed separately for that portion of the development lying within each district. No developmental density may be transferred across zoning district boundaries.
- d. *Minimum lot area.* Within all developments approved under the provisions of this section the minimum area of lots designated as residential building sites shall be as follows:
 - i. *Lots served by public sewer.* The minimum size of lots served by public sewer shall be as indicated in table 5-104.3a.
 - ii. *Lots served by on-site sewage disposal systems.* The minimum size of lots served by on-site sewage disposal systems shall be the greater of, 30,000 square feet or the area required to meet standards of the County Department of Environment and Conservation.
- e. *Lot width and yard requirements.* Within any development approved under the provisions of this section the following yard requirements shall apply:
 - i. *Lots adjacent to conventional residential development.* All lots located along the periphery of a development site adjacent to or directly across a street from existing conventional residential lots shall have minimum width, measured at the setback line, equal to 90 percent of the width required by the basic provisions established for the district within which the development is located. Such lots shall contain at least 80 percent of the minimum lot area required by the basic provisions established for the district within which the development is located.
 - ii. *All other lots.* The provisions for spacing of buildings set forth in subpart f (below) shall apply to all buildings and structures approved under the provisions of this section.
- f. *Building spacing.* The minimum space between any two buildings shall be the greater of that required to meet the minimum distances established in table 5-104.3a, or the separation required by adopted building and fire codes.
- g. *Lot coverage.* Lot coverage shall not exceed the [following] maximum building envelope standards in table 5-104.3a:

Table 5-104.3a. Density and Bulk Criteria for Standard Lots Within Variable Lot Residential Developments

Density and Bulk Criteria		Zone District					
		AR-40	RS-40	RS-30	RS-20	RS-15	RS-10
I.	Density (in dwelling units per acre)	1.1	1.1	1.5	2.2	2.9	4.3
II.	Minimum lot size (in 000 sq. ft.)						
	Without public water or sewer	N/A	N/A	N/A	N/A	N/A	N/A
	With public water but w/o public sewer	(1)	(1)	N/A	N/A	N/A	N/A

Table 5-104.3a. Density and Bulk Criteria for Standard Lots Within Variable Lot Residential Developments

Density and Bulk Criteria		Zone District					
		AR-40	RS-40	RS-30	RS-20	RS-15	RS-10
	With both public water and sewer	30	30		15	11.25	7.5
III.	Minimum lot frontage						
	On street	50	50	50	50	50	50
	On cul-de-sac	35	35	35	35	35	35
IV.	Maximum building envelope (as percentage of lot area)	40	40	40	45	50	55
V.	Minimum building envelope spacing (in feet)						
	Building envelope separation (measured between building envelopes)	50	50	40	30	20	15
	To on-site street	25	25	20	20	20	15
	To off-site street (2)	50	50	45	40	40	20
	To tract boundary (2)	50	50	45	40	40	20
	To any lot line	25	25	20	20	15	5
	To lake or stream (3)	100	100	100	100	100	100
VI.	Maximum total lot disturbance	(4)	(4)	(4)	(4)	(4)	(4)

(1) See subpart 3.d, minimum lot area (above).

(2) Where the provisions of subsection 3.e(1), lots adjacent to conventional residential development apply, setbacks shall be as required for the base zone district.

(3) This provision shall apply to streams with established floodplains. Along other streams the minimum setback shall be four times the width of the stream.

Table 5-104.3a. Density and Bulk Criteria for Standard Lots Within Variable Lot Residential Developments

Density and Bulk Criteria	Zone District					
	AR-40	RS-40	RS-30	RS-20	RS-15	RS-10
(4) See subpart 4.a, tree preservation.						

- h. *Access to dwellings.* Access and circulation shall adequately provide for firefighting, other emergency equipment, service deliveries, furniture moving vans and refuse collection.
 - i. *Pedestrian circulation.* The pedestrian circulation system and its related walkways shall be insulated as completely as possible from the street system in order to provide separation of pedestrian underpasses or overpasses in the vicinity of schools, playgrounds, local shopping areas and other neighborhood uses which generate a considerable amount of pedestrian traffic.
- 4. *Environmental protection.* The following provisions shall apply within all developments approved under the authority of this section:
 - a. *Tree preservation.* All trees six inches or greater in caliper shall be inventoried and a plan for tree protection meeting the requirements of article X, established.
 - b. *Slope protection.* It shall be the general policy of the Planning Commission to discourage alteration of slopes where the natural topography exceeds 15 percent. In particular, toe cuts along the base of such slopes shall be avoided. In any instance where either roads or building sites are proposed upon slopes exceeding 15 percent, any and all alterations shall be evaluated by a licensed geotechnical engineer and the proposed construction activity certified as stable prior to any clearing or excavation.
 - c. *Siltation and erosion control.* A plan of siltation and erosion control shall be approved for all developments subject to the provisions of this section. Such plan shall be instituted at the time construction activity or land alteration is begun and shall remain in effective operation throughout the entire period when land development is taking place. No portion of any lot proposed as a building site may lie within any area subject to the floodplain protection provisions of this ordinance.
- 5. *Open space requirements.* Common open space provided within any development approved under authority of this section shall:
 - a. Meet the requirements for quality and improvement established in article VIII, subpart [subsection] 8-204.1.
 - b. Be protected by covenants as outlined in article VIII, subpart [subsection] 8-204.4, which will ensure the improvement and continued maintenance of all such properties.
 - c. Serve as recreational area and open space only.
 - d. Be transferred to a private maintenance trust at a time and in the manner specified by the Planning Commission as a condition of approval of the project.

Summary: Due to the infrequent use of the above provisions and overlap in intent with the City's planned unit development process, staff is of the opinion that this section of code is irrelevant and should be removed entirely from the zoning ordinance.

Recommendation: Staff recommends forwarding this zoning ordinance amendment to remove the variable lot regulations from Article V of the City's zoning ordinance with a positive recommendation.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1494
10.D.

Agenda Date: 11/20/2025

Agenda #:

Title:

**Review the Zoning Ordinance Amendment to Section 8-207.5.4.a, Regarding Open Space Requirements.



MEMORANDUM

Date: November 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Zoning Ordinance Amendment
8-207.5.4.a Open Space Requirements in R-PUD Overlay
Districts

Request: This request, initiated by the City, seeks to amend Article VIII, Overlay Districts, of the City's Zoning Ordinance by updating the open space requirement from 20% for RM-8 and RM16 and 7% for all other residential PUD's to 20% for all residential PUD's.

Overview: The City currently has pending legislation to reduce the lot size to 7,500 sf minimum for any single lot for any residential PUD. While updating this regulation, it was determined that the city needed to update minimum open space requirements. As noted in the minimum lot size report, "by reducing the minimum lot size requirement, the city can also lessen its long-term responsibility for infrastructure maintenance. Smaller lots naturally require fewer linear feet of roadways, sidewalks, sewer lines, and related utilities. This translates to reduced costs for repair, resurfacing, and replacement overtime, allowing the city to focus its resources on maintaining higher-priority infrastructure. In addition, smaller lots create more opportunities within a development to incorporate shared amenities such as open space, trails, recreational facilities, or green areas. These amenities are typically maintained by homeowners' associations (HOAs), further reducing the burden on the city while enhancing the overall quality of life within the neighborhood". This should also take into context the importance of the amount of open space provided by these developments, that will have a long lasting impact for the citizens.

The relevant section of the Zoning Ordinance shall be amended as shown below:

8-207.5.4.a Open Space Requirements

8-207.5 *Open space requirements.*

1. *General[ly]*. Within any residential planned unit development open space shall be provided which is adequate to:
 - a. Buffer both internal and external activities from objectionable or conflicting characteristics associated with such uses;
 - b. Ensure adequate space, light and air along with visual and acoustical privacy;
 - c. Ensure protection of cultural and environmentally sensitive areas;
 - d. Provide space for recreation and enjoyment of the residents.

2. *Use of common open space.* All open space shown on a development plan of any residential planned unit development shall be indicated as to its intended use. In this regard, common open space may consist of the following:
 - a. Cultural and environmental open space.
 - b. Improved recreational open space.
3. *Cultural and environmental open space.* Except for those portions of a residential planned unit development required for the installation of streets and utilities, the following areas shall be designated as environmental open space and no development shall take place thereon:
 - a. Natural slopes of 18 percent or greater;
 - b. Areas classified as floodplain districts in section 8-301 of this ordinance and located as determined from field run surveys;
 - c. Streams, creeks and major drainageways (specifically including all "blue line" streams);
 - d. Areas classified as wetlands;
 - e. Sites of paleontological, prehistoric, historic and/or archeological significance, specifically including all sites of historic or prehistoric human activity such as, but not restricted to, buildings, stone walls, mounds, forts, earthworks, burial grounds, structures, villages, mines, caves and all locations which are or may be sources of paleontological remains;
 - f. All areas which present geological hazards specifically including those within unstable geological and karst formations (including sinkholes); and
 - g. Areas presenting environmentally or ecologically unique resources, including the habitat of any and all threatened or endangered species of plants or animals.
4. *Improved recreational open space.* In addition to the environmental open space required by subpart 3 (above) open space designed to meet the active and passive recreational needs of the resident population of any residential planned unit development shall be provided. These areas shall meet the requirements set forth herein:
 - a. *Plan to reflect anticipated needs of resident population.* A recreation plan shall be developed and presented with the master development plan for the proposed residential planned unit development. This plan shall indicate general demographic characteristics of the anticipated market being targeted by the proposed development. The plan shall indicate the recreation facilities proposed and the age groups these facilities are designed to serve. ~~A minimum of twenty percent of the gross area of every RM-8 and RM-16 PUD and a minimum of seven percent of the gross of all other residential PUD's shall be devoted to improved recreational open space.~~ **A minimum of twenty percent of the gross area of all residential PUD's shall be devoted to improved open space. These facilities may be devoted to either:**
 - (1) Shared limited use facilities designed so as to ensure privacy and control of access by and for the exclusive use of the intended resident clientele; or
 - (2) Shared general use recreation facilities which are available to all residents of the proposed development.
 - b. *Recreational equipment.* All recreational equipment provided within any shared general use recreation space shall be durable commercial grade equipment manufactured by Gametime, Inc., Iron Mountain Forge or equivalent manufacturer.

All equipment shall meet all Consumer Product Safety Commission Safety Guidelines as well as the ASTM F1487-93, Public Use Playground Standard.

- c. *Recreation facilities.* The following land areas and facilities shall, subject to compliance with the stipulated conditions, qualify as shared general use recreation space. Construction details of all improvements shall be shown on all final development plans and will be bonded prior to filing of final subdivision plats.
 - i. *Mini-parks and tot lots.* Mini-parks and tot lots are specialized facilities that serve a concentrated or limited population or specific age group such as very young children or senior citizens within areas that are in immediate walking distance (i.e., one-quarter mile) of their residences. The minimum total area of a mini-park or tot lot is one-half acre with a minimum dimension of 100 feet. The individual pieces of playground equipment shall be specified on the site plan. All recreational equipment provided shall meet or exceed the requirements of subpart b, Recreational equipment, above.
 - ii. *Neighborhood parks.* Neighborhood parks are intended as areas of intense active recreational activities for school age and older children and adults. The minimum area included within a neighborhood park shall be five acres. Such space shall be linked to all dwelling units within the planned unit development by a continuous pedestrian circulation system of sidewalks or trails. The park shall serve the population within a one-half mile radius. The recreation facilities will include areas for field games, crafts and playground apparatus along with areas for skating, picnicking and similar activities.
 - iii. *Recreational buildings.* Recreational open space may be comprised of the area occupied by a multiple-use recreation building and its attendant outdoor recreation facilities, excluding a golf course.
 - iv. *Pedestrian open space system.* The total area contained in a continuous open space pedestrian system, consisting of permanently maintained walks and trails leading to a natural amenity, recreation facility or commercial use may be included as recreational open space. This system is intended to provide intradevelopment linkage of all elements of the improved recreational open space through a network that is divorced from roads and streets. The minimum width of all portions of this system is 25 feet with a paved surface of five feet.

Development of all residential sites in the City of Mt. Juliet and within the jurisdiction of the Regional Planning Commission shall include construction of all greenway sections that are included in the current and in any future greenway plans for the city. In any development, all parcels of land which touch or lie within the proposed route of a new greenway shall be constructed by the developer. Construction and related expenses for design, acquisition of right-of-way and construction of the greenways will be the responsibility of the developer. All greenway sections will be constructed per current City of Mt. Juliet, TDOT and FHWA standards and specifications, whichever is greater. Examples of said specifications include, but are not limited to, design, materials, thickness and width of greenway, as well as required signage, meeting ADA requirements, etc.

Construction of said greenway sections will be completed by ten percent of development build out and all greenway sections will be dedicated to the City of Mt. Juliet. The developer, property owner or their designated

agent may request a waiver or variance from this ten percent requirement should the strict application of the provisions of this ordinance result in practical difficulties or unnecessary hardship. Said waiver, variance or adjustment will not adversely affect the community objectives of the comprehensive plan. All greenways designated by current and any future greenway plans will be dedicated to the City of Mt. Juliet and shall not count toward required open space and amenities.

- v. *Specialized facilities.* A golf course may be used to satisfy a maximum of 50 percent of the shared general use recreation space requirement, provided that the access meets the standards for shared general use recreational space. Swimming pools, tennis courts and similar facilities principally intended to serve an adult population may be substituted for other recreational facilities within developments marketed to a totally adult population.

Summary: Staff is supportive of this request to require twenty percent of all residential PUD's to be dedicated to improved open space. This adjustment promotes more efficient land use, provides greater flexibility in subdivision design, and creates opportunities for enhanced neighborhood amenities.

Recommendation: Staff recommends forwarding the request to amend Article VIII, Overlay Districts, Section 8-207.5.4.a, Open Space Requirements in R-PUD Overlay Districts, of the City's Zoning Ordinance to the Board of Commissioners with a positive recommendation.