



# **Mt. Juliet, Tennessee**

## **Planning Commission**

### **Agenda**

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

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**Thursday, February 20, 2025**

**6:30 PM**

**Commission Chambers**

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Members: Luke Winchester, Rebecca Christenson, Ted Floyd, 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 and adopt the Minutes from the January 16, 2025, Planning Commission Meeting.
- 6. Consent Agenda**
  - 6.A.** The Development Letter of Credit (1651468480-767) for Jackson Hills - Golden Bear Gateway Improvements, in the amount of \$310,765.75, can be released.
  - 6.B.** The Development Letter of Credit (9542553054-90146) for Herrington Ph. 3, in the amount of \$148,817.03, can be released.
  - 6.C.** The Development Letter of Credit (SLC00005839) for Kelsey Glen Ph. 9, in the amount of \$57,120.37, can be released.
  - 6.D.** \*\*Review the Annexation and Plan of Services for the Hayes Property, located at 9385 Lebanon Rd.
  - 6.E.** \*\*Review the Annexation and Plan of Services for 340 John Wright Rd.
  - 6.F.** Review the Final Master Development Plan for Nichols Vale Ph. 9.1 and 9.2, located on Young Drive and Welty Lane.
  - 6.G.** Review the Preliminary Plat for Nichols Vale Ph. 9.1, located on Young Drive.

- 6.H. Review the Preliminary Plat for Nichols Vale 9.2, located on Welty Lane.
- 6.I. Review the Preliminary Plat Modification for The Reserve at Wright Farms, located off Rothmon Blvd.
- 6.J. Review the Preliminary Plat Modification for The Wells Farm Subdivision, located at 2850 Benders Ferry Rd.
- 6.K. Review the Site Plan for Slick City located on Legacy Pointe Lot 13.
- 6.L. \*\*Review the Zoning Ordinance Amendment requiring playgrounds in single family residential developments.
- 6.M. \*\*Review the Zoning Ordinance Amendment requiring streetlights in single family residential developments.
- 6.N. \*\*Review the Land Use Plan Amendment for Paddocks Senior - Weller Life at Mt. Juliet, located at 535 Pleasant Grove Rd.
- 6.O. \*\*Review the Preliminary Master Development Plan PUD, including a rezone from RS-40 to RM-16 PUD, for Paddocks Senior - Weller Life at Mt. Juliet, located at 535 Pleasant Grove Rd.
- 7. **Land Use Plan Amendment, Annexation, PMDP PUD**
  - 7.A. \*\*Review the Land Use Plan Amendment from Medium Density Residential to Mixed Use for LC Mt. Juliet II, located at 7800 Central Pike.
  - 7.B. \*\*Review the Annexation and Plan of Services for LC Mt. Juliet II, located at 7800 Central Pike.
  - 7.C. \*\*Review the Preliminary Master Development Plan, Planned Unit Development with a Rezone from R-1 to CMU-PUD, for LC Mt. Juliet II, located at 7800 Central Pike.
  - 7.D. \*\*Review the Land Use Plan Amendment from Low Density Residential to Neighborhood Commercial for Mira Bella located off Lebanon Road.
  - 7.E. \*\*Review the Annexation request, including a Plan of Services, for Mira Bella located off Lebanon Road and Bass Lane.
  - 7.F. \*\*Review the Preliminary Master Development Plan PUD, including a rezone from Wilson County R-1 to CNS and RS-40, for Mira Bella located off of Lebanon Road and Bass Lane.
- 8. **Final Master Development Plan**
  - 8.A. Review the Final Master Development Plan, including a Mass Grading Plan, for The District, located at 108 Stoney Creek Rd.
- 9. **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

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**File #:** 1075

**Agenda Date:** 2/20/2025

**Agenda #:** 5.A.

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**Title:**

Review and adopt the Minutes from the January 16, 2025, Planning Commission Meeting.





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Members: Luke Winchester, Rebecca Christenson, Ted Floyd, 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

This was approved.

**RESULT:** APPROVED

**1. Call to Order**

**Present** Chairperson Luke Winchester, Vice Chair David Rast, Commissioner Rebecca Christenson, Commissioner Larry Searcy, Commissioner Preston George, Commissioner Ted Floyd, Commissioner Nathan Bulmon, and Commissioner Art Giles

**Absent** Commissioner Linda Armistead

**2. Set Agenda**

Joe Haddix, CSDG, 2509 Kline Ave. requested a one month deferral for items 10A, 10B, 10C. Mike Ryan, 1274 Poplar Hill Rd. requested a one month deferral of items for 9A and 9B. Commissioner Winchester set the agenda as stated.

**3. Staff Reports**

Staff went over their reports and answered questions from the Commission.

**4. Citizen's Comments**

There were no citizen comments.

**5. Minutes Approval**

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

**RESULT:** APPROVED

**MOVER:** Preston George

**SECONDER:** David Rast

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Floyd, Commissioner Bulmon, and Commissioner Giles

**Absent:** Commissioner Armistead

**Abstain:** Commissioner Christenson

- 5.A.** Review and Adopt the Minutes from the December 19, 2024, Planning Commission Meeting.

**6. Consent Agenda**

Staff went over their reports and answered questions from the commission. Chairman Winchester made a motion to postpone indefinitely item 6L. Commissioner George seconded. Chairman Winchester closed the Planning Commission meeting and opened a Public Hearing for items 6H and 6M. There were no citizen comments. Chairman Winchester closed the Public Hearing and reopened the Planning Commission meeting. There were no citizen comments. Chairman Winchester made a motion to reconsider items 6I and 6J. Commissioner George seconded. Vote was unanimous. Chairman Winchester added increasing the sidewalk size from five to six feet. Larry Searcy seconded. Unanimously approved.

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

**RESULT:** APPROVED

**MOVER:** David Rast

**SECONDER:** Preston George

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Floyd, Commissioner Bulmon, and Commissioner Giles

**Absent:** Commissioner Armistead

- 6.A.** The Development Letter of Credit (1523) in the amount of \$431,525.85 for Legacy Pointe Ph. 1 can be released.
- 6.B.** The Development Letter of Credit (9542553054-90094) in the amount of \$327,838.01 for Herrington Ph. 1 can be released.
- 6.C.** The Development Letter of Credit (9542553054-90108) in the amount of \$219,514.59 for Herrington Ph. 2 can be released.
- 6.D.** The Development Letter of Credit (7016492) in the amount of \$33,232.17 for Nichols Vale Ph. 2 Sec 2B/Mt. Juliet Commons Ph. 1 Sec. 2, can be released.
- 6.E.** The Development Letter of Credit (SLC00005672) in the amount of \$112,834.93 for Kelsey Glen Ph. 7 can be released.
- 6.F.** The Development Letter of Credit (SLC00005794) in the amount for \$179,330.98 for Kelsey Glen Ph. 8 can be released.
- 6.G.** The Development Letter of Credit (SLC00005782) in the amount of \$131,427.44 for Kelsey Glen Ph. 6 can be released.

**6.H.** Review the Final Plat for Everett Downs Mixed Use, located at 1919 N. Mt. Juliet Rd.

Planning and Zoning:

1. Correct the side lot setbacks for corner lots, it shall be half the front yard setback.
2. Correct the setback along NMJR for lot 5.

Public Works:

1. Ensure all plat certificates match verbiage from the Land Development Code. Signing of the final plat can be delayed and final plat returned to applicant for revision if verbiage does not match the Code.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. Proposed water lines need to be labeled as proposed.
2. Add the following note: All West Wilson Utility District public water lines have a 20' wide easement. Said easement being 10' each side of the centerline of the water line.
3. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.

**6.I. Review the Preliminary Plat for The Godfrey Subdivision, located at 1030 Nonaville Rd.**

Planning and Zoning:

1. All conditions of ordinance 2024-58 shall be adhered to.
2. All requirements of 5-104, single family residential guidelines, shall be adhered excepting any waivers granted via ordinance 2024-58.
3. Vinyl and metal are prohibited as façade materials.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. Provide decorative streetlighting at the entrance to the subdivision.
7. Landscape plan comments are via separate cover and shall be addressed before construction plans can be approved.
8. Add a note that landscape buffers shall be in open space.
9. Provide a detail of the fencing, decorative, low maintenance required.
10. Detention/retention ponds shall be screened with vegetation.

Public Works:

1. Previous PMDP/PUD conditions apply.
2. Stormwater: Construction Plans - Tennessee Rule 0400-10-.04 required for water quality and quantity.
3. 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.
4. Sidewalks shall be 6 feet in width along Nonaville Road frontage.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

2. Waterlines shown are not WWUD's design.

**6.J.** Review the Final Master Development Plan for The Godfrey Subdivision, located at 1030 Nonaville Rd.

Planning and Zoning:

1. All conditions of ordinance 2024-58 shall be adhered to.
2. All requirements of 5-104, single family residential guidelines, shall be adhered excepting any waivers granted via ordinance 2024-58.
3. Vinyl and metal are prohibited as façade materials.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. Provide decorative streetlighting at the entrance to the subdivision.
7. Landscape plan comments are via separate cover and shall be addressed before construction plans can be approved.
8. Add a note that landscape buffers shall be in open space.
9. Provide a detail of the fencing, decorative, low maintenance required.
10. Detention/retention ponds shall be screened with vegetation.

Public Works:

1. Previous PMDP/PUD conditions apply.
2. Stormwater: Construction Plans - Tennessee Rule 0400-10-.04 required for water quality and quantity.
3. 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.
4. Sidewalks shall be 6 feet in width along Nonaville Road frontage.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

2. Waterlines shown are not WWUD's design.

**6.K. Review the Site Plan for Chipotle, located off Rutland Drive.**Planning and Zoning:

1. All commercial design standards, of 6-103.7, shall be met.
2. Brick shall be clay, baked and individually laid.
3. All wall mounted utility equipment shall be painted in a color complimentary to the building.
4. All wall mounted lighting shall be decorative in nature. No wall packs are permitted.
5. Signage is to be reviewed via separate application to the Planning Department.
6. Once the final plat is approved for this parcel, please provide the updated/assigned address.
7. Landscape plans shall be approved prior to the submission of construction plans to Public Works. Landscape plan comments are via separate cover.
8. Identify the required loading space on the plans.
9. Provide an 10' wide multi-use path section along the Golden Bear Gateway frontage.
10. Dumpster gates shall be decorative metal, not corrugated, and the enclosure shall be bricked. Refer to 6-103.7 for details.

Public Works:

1. Stormwater: Water Quality - TN Rule 400-10-.04 applies.
2. Stormwater: Water Quality - 100-year flood detention required (with 1' freeboard).
3. Drainage report is under preliminary review. A comprehensive review of the drainage report will take place during construction plan review.
4. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
5. Provide detail for 1,500gal grease trap when construction plans are submitted.
6. Landscaping plans shall be approved before construction plans are approved.
7. The stop bar on the driveway shall be at least 4' from the sidewalk.
8. Curb ramps are required on the ends of all crosswalks.
9. The sidewalks must remain grade separated for as long as possible.
10. The minimum allowable width for the sidewalk between the building and the drive aisle is 5.5' from edge of building to edge of curb.
11. ADA access routes must be provided from the access aisle of both ADA space. The pedestrian access routes shall not run along the vehicular drive aisle.
12. The ADA parking spaces shall comply with the City standards for stall width.
13. The minimum allowable width for a crosswalk is 6'.
14. If there is no parking on the shared drive aisle, the width may be reduced to 24'.
15. The median shall be constructed with post curb instead of mountable, rounded curb.
16. On sheet C7.0:
  - a. Detail 12 shall show 24" wide stripes, 24" spaces, and 6' wide crosswalks.
  - b. Detail 9 shall show a minimum width of 8.5' for an ADA space if adjacent to a 8' access aisle at a 60-degree angle.
  - c. Replace Detail 3 with the City standard detail ST-204.
  - d. Detail 4 does not match the City standard for post curb. However, this detail exceeds our standard and would be supported.
17. Stormwater Coordinator: Planning's address is now 115 Clemmons Rd.
18. 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.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District

1. The proposed water line is a 12" not a 10".
2. WWUD will make taps 2" and smaller once the fees are paid.
3. To allow for room for the back flow devices they made need to be turned sideways.

**6.L. \*\*Review the Zoning Ordinance Amendment for Single Family Residential 5-104.4 Development Standards (Playground Amenities)**

Item was removed from Consent Agenda and postponed indefinitely.

This Ordinance was deferred.to the Planning Commission due back on 1/17/2025

**RESULT:** DEFERRED

**MOVER:** Luke Winchester

**SECONDER:** Preston George

**6.M. Review the Final Plat for Golden Gateway lots 2 & 6, located at 1201 Rutland Dr.**

Planning and Zoning:

1. No comments.

Public Works:

1. Ensure all plat certificates match verbiage from the Land Development Code. Signing of the final plat can be delayed and final plat returned to applicant for revision if verbiage does not match the Code.
2. Record cross access easement within Lot 2 and 6.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. No comments provided.

**7. Conveyance**

**7.A. A RESOLUTION APPROVING THE WILSON COUNTY BOARD OF EDUCATION'S CONVEYANCE OF LAND CONTAINING WEST ELEMENTARY SCHOOL'S SEWER PUMP STATION**

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

This Ordinance was \*\*Positive Recommendation.to the Board of Commissioners

**RESULT:** \*\*POSITIVE RECOMMENDATION

**MOVER:** David Rast

**SECONDER:** Preston George

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Floyd, Commissioner Bulmon, and Commissioner Giles

**Absent:** Commissioner Armistead  
Enactment No: 09-2025

**8. Final Master Development Plan**



**8.A. Review the Final Master Development Plan/ Site Plan for Public Storage Golden Bear, located at 6350 Golden Bear Gateway.**

Staff went over their reports and answered questions from the commission. Cooper Morris, 4301 Aspen Grove Drive, Franklin, represented the project. There were no citizen comments.

Planning and Zoning:

1. All conditions of approval for the Preliminary Master Development Plan PUD, Ord. 22-30 (Project Jolene), shall be adhered to.
2. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
3. All brick shall be clay, baked and individually laid.
4. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
5. All wall mounted utility equipment shall be painted a color complimentary to the building façade.
6. All signage shall be reviewed under separate application to the planning department.
7. All wall mounted exterior lighting fixtures shall be decorative. Wall packs are not permitted.
8. All bollards shall be painted a color complimentary to the building façade. No yellow bollards are permitted.
9. All fencing shall be low maintenance, decorative type.
10. Combustible landscaping material is prohibited within 3' of the building.
11. Provide architectural features to the South end of the building to break up the monotony and provide visual impact for those traveling on Rutland Road.
12. Provide a 50' wide landscape buffer, and privacy fencing along the Southern border to adequately shield the church, as noted in Ord. 22-30.
13. The site data table and the label on the site layout do not match regarding the total square footage of the building, revise.
14. HVAC shall be screened from horizontal view, via a parapet wall.
15. Revise the photometric plan to show zero light bleed at property lines adjacent to residential zoning.
16. Update the following contact information on the cover sheet, to include the correction of:  
Fire Department - Chief Mark Foulks, and Fire Marshal (not inspector) to Brent Blamires.  
Planning/Zoning - City Planner Jon Baughman  
Building Department - Building Official Mark Kirk

Public Works:

1. Stormwater: Water Quality - TN Rule 400-10-.04 applies.
2. Stormwater: Water Quality - 100-year flood detention required (with 1' freeboard).
3. Drainage report is under preliminary review. A comprehensive review of the drainage report will take place during construction plan review.
  - a. The stormwater collection system shall be designed for a 25-year storm event, not a 10-year event.

4. Sidewalk along the parking shall be at least 7' wide.
5. No wheel stops shall be provided.
6. The dumpster drain shall tie into the stormwater collection system.
7. Roof drains shall be subsurface and connect to the storm collection system.
8. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
9. Landscaping plans shall be approved before construction plans are approved.
10. The ADA space must be as close to a building entry as possible.
11. An autoturn template will be required with the design vehicle being a single unit box truck.
12. On sheet C8-10, details 2 and 5 shall be changed to match the equivalent City of Mt. Juliet details.
13. Drive aisles with perpendicular parking shall be at least 26'. However, parking spaces only need to be 17.5' long.
14. On sheet C0-03, update pavement information note 1C to 3,500 psi concrete.
15. The utility contacts on the cover sheet are out of date. These shall be updated upon construction plans.
16. The revision block shall be updated upon construction revisions.
17. 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.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District

2. There is an existing water line along Golden Bear that is not shown the Existing Conditions sheet C1-00.
3. Need to show the existing water line along Rutland Drive. The proposed Multi-Use Path shall not be over the water line.
4. Show all existing water lines on sheet C2-00. More comments maybe forth coming once shown.
5. Show all existing water lines on sheet C4-00. More comments maybe forthcoming once shown.
6. There shall be a minimum of 18" vertical clearance at water/storm crossings. Has anyone checked the depth of the water line?
7. On Sheet C6-00 I am seeing a water valve with no water line to it?
8. The meters and backflow devices will be set on the north side of the drive.
9. The fire hydrant will not be relocated as shown.
10. If the water line is in the proposed pavement a Hold Harmless will be required.
11. Water lines shall have a minimum of 3' of cover and a maximum of 10' of cover.
12. One should show all water lines and not by scaling other plans. Once shown more comments will be forthcoming.

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

**RESULT:** APPROVED

**MOVER:** David Rast

**SECONDER:** Larry Searcy

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner Floyd, and Commissioner Bulmon

**Absent:** Commissioner George, and Commissioner Armistead

**Abstain:** Commissioner Giles

**9. Preliminary Plat**

- 9.A.** Review the Preliminary Plat Modification for The Reserve at Wright Farms, located off Rothmon Blvd.

This Action Item was deferred.to the Planning Commission

**RESULT:** DEFERRED

- 9.B.** Review the Preliminary Plat Modification for The Wells Farm Subdivision, located at 2850 Benders Ferry Rd.

This Action Item was deferred.to the Planning Commission

**RESULT:** DEFERRED

**10. Land Use Amendment, Annexation, Plan of Services, PMDP**

- 10.A.** \*\*Review the Land Use Plan Amendment from Medium Density Residential to Mixed Use for LC Mt. Juliet II, located at 7800 Central Pike.

This Ordinance was deferred.to the Planning Commission

**RESULT:** DEFERRED

- 10.B.** \*\*Review the Annexation and Plan of Services for LC Mt. Juliet II, located at 7800 Central Pike.

This Ordinance was deferred.to the Planning Commission

**RESULT:** DEFERRED

- 10.C.** \*\*Review the Preliminary Master Development Plan, Planned Unit Development with a Rezone from R-1 to CMU-PUD, for LC Mt. Juliet II, located at 7800 Central Pike.

This Ordinance was deferred.to the Planning Commission

**RESULT:** DEFERRED

**11. Adjourn**

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

**RESULT:** APPROVED

**MOVER:** David Rast

**SECONDER:** Larry Searcy

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Floyd, Commissioner Bulmon, and Commissioner Giles

**Absent:** Commissioner Armistead

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

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Luke Winchester, Chairperson

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Kenny Howell, Planning Commission Secretary



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1076

**Agenda Date:** 2/20/2025

**Agenda #:** 6.A.

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**Title:**

The Development Letter of Credit (1651468480-767) for Jackson Hills - Golden Bear Gateway Improvements, in the amount of \$310,765.75, can be released.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1077

**Agenda Date:** 2/20/2025

**Agenda #:** 6.B.

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**Title:**

The Development Letter of Credit (9542553054-90146) for Herrington Ph. 3, in the amount of \$148.817.03, can be released.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1078

**Agenda Date:** 2/20/2025

**Agenda #:** 6.C.

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**Title:**

The Development Letter of Credit (SLC00005839) for Kelsey Glen Ph. 9, in the amount of \$57,120.37, can be released.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1001

**Agenda Date:** 2/20/2025

**Agenda #:** 6.D.

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**Title:**

\*\*Review the Annexation and Plan of Services for the Hayes Property, located at 9385 Lebanon Rd.





## MEMORANDUM

**Date:** February 20, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Hayes Property 9385 Lebanon Road  
Annexation  
Map – 054D, Group B  
Parcel(s) – 001.00

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**Request:** Submitted by the Hayes', the applicant requests annexation of property at 9385 Lebanon Road, potentially located in District 1.

**Description:** The subject property is approximately one-half acre on the north side of Lebanon Road, immediately west of West Elementary School. There is a single-family home on the site, served by on-site septic, located in the front yard. TDOT is relocating utilities in this area and enough of the applicant's front yard will be taken for easements that the septic system will be destroyed. This annexation will allow the applicant to connect to City sewer.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
9385 Lebanon Road	Neighborhood Commercial	N/A	Wilson Co. A-1	RS-40 Default

**Future Land Use Plan:** The City's future land use map identifies parcel as neighborhood commercial. A change of land use is not requested or required for RS-40 zoning.

**Zoning:** Current zoning is Wilson County A-1. The applicant has not asked for a rezone, just the annexation. The zoning will default to RS-40, low density residential.

**Annexation:** The property is located within the City's urban growth boundary. Existing City limits exist south across Lebanon Pike and west across Terrace Hill Road.

**Plan of Services:** A plan of services is included.

**Summary:** There is an existing single-family home on this lot. New development is not proposed at this time, the applicant seeks annexation for sewer connectivity as TDOT will be taking property from the subject site for improvements, resulting in the destruction of the septic system currently serving the home. Zoning will default to RS-40.

**Recommendation:** Staff recommends the Planning Commission forward a positive recommendation for the annexation and plan of services to the Board of Commissioners for the property found at 9385 Lebanon Pike, subject to the following conditions:

**Planning and Zoning:**

1. Zoning will default to low density residential, RS-40, should the annexation be approved.

**Public Works:**

1. No Comments

**Wilson County Schools:**

1. No Comments Received

**West Wilson Utility District:**

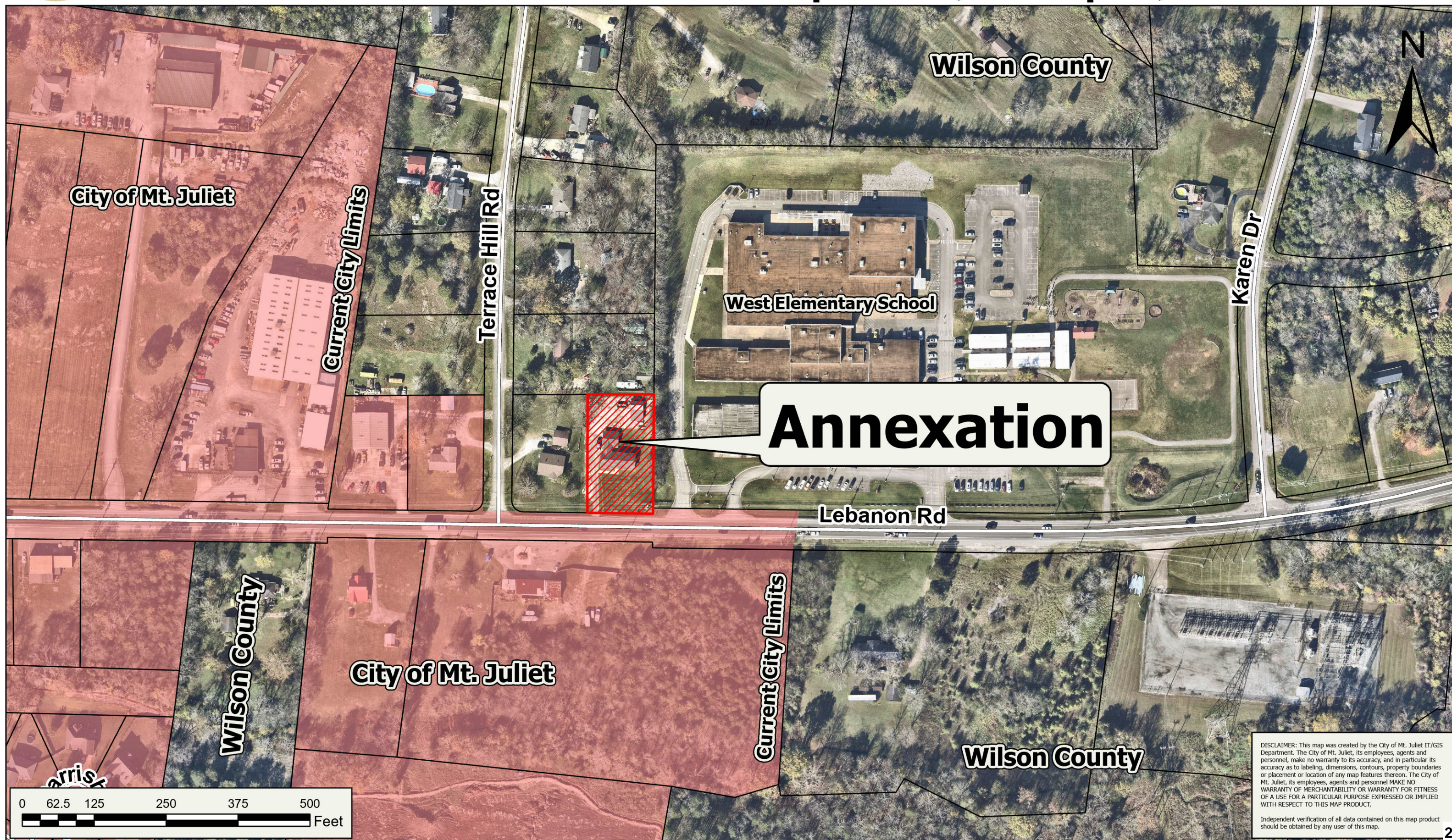
1. No Comments Received





# Exhibit A- Annexation

9385 Lebanon Rd  
Map 054D, Group B, Parcel 001.00





## RESOLUTION - 2025

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE **HAYES PROPERTY, LOCATED AT 9385 LEBANON ROAD** MAP 054D GROUP B PARCEL 001.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY:

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

**WHERAS**, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of property known as Hayes Property located at 9385 Lebanon Road, In Wilson County, Tennessee, as described herein;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE THAT THE PROPERTY LOCATED AT 9385 LEBANON ROAD, IN WILSON COUNTY, TENNESSEE IS ADOPTED.**

### **A. Police:**

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

### **B. Fire:**

1. The City of Mt. Juliet will assume primary responsibility for Fire Protection with automatic and mutual aid assistance from the Wilson County Emergency Management Agency.

### **C. Water:**

1. Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

### **D. Sanitary Sewers:**

1. Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.
2. The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.

## **RESOLUTION - 2025**

### **E. Refuse Collection:**

1. Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

### **F. Public Streets:**

1. Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.
2. Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)
3. Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.
4. Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.
5. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

### **G. Schools:**

1. The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

### **H. Inspection Services:**

1. Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

### **I. Planning:**

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: RS-40.

## **RESOLUTION - 2025**

### **J. Street Lighting**

1. The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

### **K. Recreation**

1. Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

### **L. Electrical Service**

1. Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

### **NOW THEREFORE BE IT RESOLVED:**

In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the resolution.

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

PASSED:

FIRST READING:

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James Maness, Mayor

ATTEST:

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Sheila S. Lockett, MMC  
City Recorder

APPROVED AS TO FORM:

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Kenny Martin, City Manager

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Samantha A. Burnett, City Attorney



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1062

**Agenda Date:** 2/20/2025

**Agenda #:** 6.E.

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**Title:**

\*\*Review the Annexation and Plan of Services for 340 John Wright Rd.



## MEMORANDUM

**Date:** February 20, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** 340 John Wright Rd.  
Annexation  
Map - 076  
Parcel(s) – 54.00

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**Request:** Submitted by the property owner Mr. Nava, the applicant is requesting annexation of property at 340 John Wright Road, potentially located in District 3.

**Description:** The subject property is on the east side of John Wright Road, north of Central Pike, and abuts Shiloh Baptist Church property (to the East on Pleasant Grove Road). The applicant is seeking annexation in order to connect to the City's sewer.

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

**Future Land Use Plan:** The City's future land use map identifies parcel as medium density residential. A change is not requested or required for RS-40 zoning.

**Zoning:** Current zoning is Wilson County R-1. The applicant has not asked for a rezone, just the annexation. The zoning will default to RS-40, low density residential.

**Annexation:** The property is located within the City's urban growth boundary and contiguous with current City limits. There are several parcels to the southeast and southwest along John Wright Road that are currently within the City limits that have annexed in recent years.

**Plan of Services:** A plan of services is included.

**Summary:** There is an existing single-family residence on this lot. New development is not proposed currently. The applicant has acknowledged that they are requesting annexation for sewer connectivity, City lines are in the vicinity. If the annexation is approved, the zoning will default to RS-40, low density residential.



**Recommendation:** Staff recommends the Planning Commission forward a positive recommendation for the annexation and plan of services to the Board of Commissioners for the property found at 340 John Wright Road, subject to the following conditions.

**Planning and Zoning:**

1. Property will default to RS-40, low density residential.

**Public Works:**

1. No Comments

**Wilson County Schools:**

1. No Comments Received

**West Wilson Utility District:**

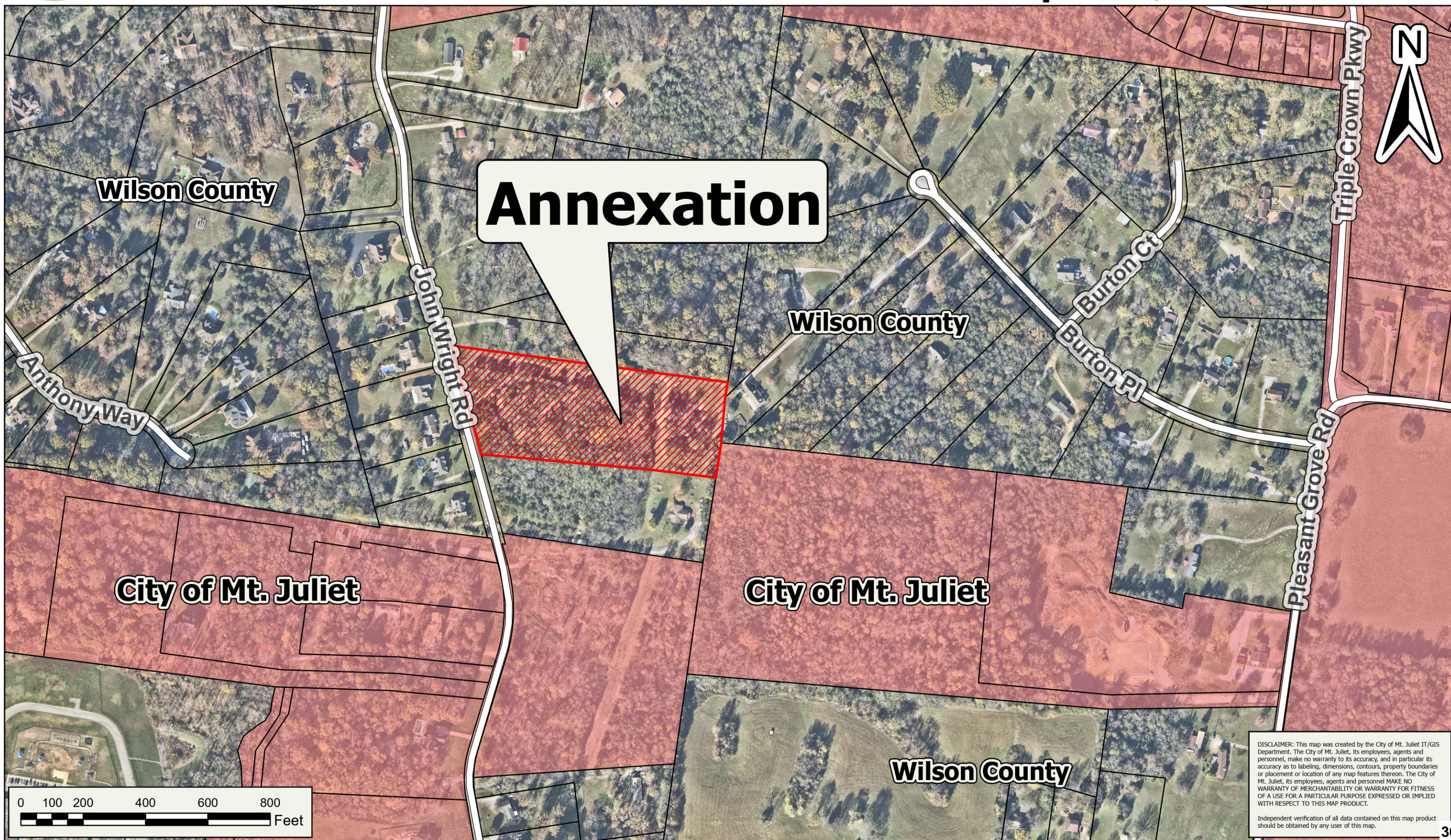
1. No Comments Received





# Exhibit A- Annexation

340 John Wright Rd.  
Map 076, Parcel 054.00





## RESOLUTION - 2025

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE AGUILAR NAVA PROPERTY, **LOCATED AT 340 JOHN WRIGHT ROAD** MAP 076 PARCEL 054.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY:

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

**WHERAS**, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of property known as Aguilar Nava Property located at 340 John Wright Road, In Wilson County, Tennessee, as described herein;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE THAT THE PROPERTY LOCATED AT 340 JOHN WRIGHT ROAD, IN WILSON COUNTY, TENNESSEE IS ADOPTED.**

### **A. Police:**

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

### **B. Fire:**

1. The City of Mt. Juliet will assume primary responsibility for Fire Protection with automatic and mutual aid assistance from the Wilson County Emergency Management Agency.

### **C. Water:**

1. Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

### **D. Sanitary Sewers:**

1. Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.
2. The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.

## **RESOLUTION - 2025**

### **E. Refuse Collection:**

1. Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

### **F. Public Streets:**

1. Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.
2. Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)
3. Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.
4. Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.
5. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

### **G. Schools:**

1. The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

### **H. Inspection Services:**

1. Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

### **I. Planning:**

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: RS-40.

## **RESOLUTION - 2025**

### **J. Street Lighting**

1. The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

### **K. Recreation**

1. Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

### **L. Electrical Service**

1. Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

### **NOW THEREFORE BE IT RESOLVED:**

In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the resolution.

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

PASSED:

FIRST READING:

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James Maness, Mayor

ATTEST:

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Sheila S. Lockett, MMC  
City Recorder

APPROVED AS TO FORM:

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Kenny Martin, City Manager

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Samantha A. Burnett, City Attorney



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1061

**Agenda Date:** 2/20/2025

**Agenda #:** 6.F.

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**Title:**

Review the Final Master Development Plan for Nichols Vale Ph. 9.1 and 9.2, located on Young Drive and Welty Lane.



## MEMORANDUM

**Date:** February 20, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Nichols Vale Phase 9  
Final Master Development Plan Mod.  
Map - 053  
Parcel(s) – 88.00, 88.03, 92.00

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**Request:** Dewey Engineering, on behalf of their client Capitol Homes, requests final master development plan modification approval for phase 9 of the Nichols Vale PUD in District 1, consisting of 12 single family lots, open spaces and associated right-of-way and improvements.

**History:** The Nichols Vale subdivision is located south of Lebanon Rd. and west of Sunset Drive. The subdivision is zoned RS-10 & RM-8 PUD, and a preliminary master development plan was originally approved via Ord. 2014-05. A final master development plan and preliminary plat (phases 5-11) was approved by the Planning Commission in January 2018 and work on the subdivision has proceed regularly since. This submittal revises the previously approved phase 9. Associated preliminary plats for phase 9, section 1 and 2, are also on this month's agenda.

**Analysis:** This final master development plan modification affects only previous phases 9 & 10. The phases are consolidated into one phase with two sections. One lot in phase 9, section 1 (formerly phase 9, two lots) and 11 lots in phase 9, section 2 (formerly phase 10, 10 lots).

Overall density is 2.4 units per acre, the same as the previously approved final master development plan. Phase 9.1 will connect to Young Drive, with no internal connection to the remainder of the PUD. Phase 9.2 will connect via an extension of Welty Lane, terminating in a road stub.

**Residential Design Standards:** Renderings supplied indicate that the front façade of the proposed homes will be masonry, with the sides and rear specified as "siding material". This siding shall be fiber cement and shall comply with all requirements of ordinance 2014-05. The existing homes are constructed with the same specifications, a masonry front façade and fiber cement on the remaining facades.

**Landscaping:** A landscape plan is under review by the City's consultant and any comments shall be addressed before construction plans can be submitted to Public Works. A tree survey is proposed to address landscape buffer material. Staff requests that another landscape plan be submitted for review once this study is completed.

8-203.10 Minor site modifications to an adopted final planned unit development plan. Minor modifications in the terms and conditions of the adopted final development plan may be made from time to time as provided in the following paragraphs. Any proposed modification not permitted under these provisions may be approved only as an amendment to the adopted final development plan.

1. *Minor modifications during construction.* So long as no modification violates the basic policy and concept or bulk and open space regulations of the planned unit development as presented in the preliminary development plan, the Zoning Administrator may approve minor modifications in the location, siting and height of buildings and structures if required by engineering or other circumstances not foreseen at the time the final development plan was approved. The total of such modifications approved by the Zoning Administrator shall never in aggregate result in:
  - a. Any increase in the number of residential units;
  - b. An increase of more than three percent in the floor area proposed for nonresidential use of a commercial or industrial nature;
  - c. An increase of more than three percent in the total ground area covered by buildings; or
  - d. A reduction of more than two percent in the area set aside for common open space.

Minor modifications in the location of streets and underground utilities may be approved under this section.

**Summary:** This final master development plan modification includes 12 single family lots. This is the same as the previously approved fmdp. The modification removes a lot from phase 9.1 (formerly phase 9) and adds a lot to phase 9.2 (formerly phase 10). The street layout for phase 9.2 changes, with less street frontage and an access easement to access two lots in phase 9.2. The overall residential density is unchanged. The revised fmdp does not violate the provisions of 8-203.10 above.

**Recommendation:** Staff recommends approval of the final master development plan modification for phase 9 of the Nichols Vale subdivision, subject to the conditions below:

**Planning and Zoning:**

1. All conditions of ordinance 2014-05 shall be adhered to.
2. Landscape plan comments are via separate cover and shall be addressed prior to submitting construction plans to Public Works.
3. Submit a revised landscape plan with the information from the tree survey before construction drawings are approved.
4. Provide details of the secondary façade materials proposed. Vinyl siding is prohibited.

**Public Works:**

1. Landscaping plans shall be approved prior to the approval of construction plans.
2. A letter of approval from West Wilson Utility District is required prior to the approval of construction plans.



3. For every grinder pump system proposed to serve a residential unit, the City shall receive a grinder pump system for future maintenance. These grinder pump systems shall be delivered to the City prior to the installation of the sewer infrastructure.
4. Provide multi-phase EPSC sheets when construction plans are submitted.
5. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
6. Preliminary Plat: For Note #6, add maintenance responsibility of PUDE's is by the HOA.
7. Attempt to improve readability of the plans. Suggest greying back existing infrastructure.
8. Preliminary Plat: Add note – All PUDEs outside of the ROW are not the maintenance responsibility of the City of Mt. Juliet.
9. The Phase 9.1 unit is isolated from the rest of the HOA. It is nearly 3 miles to get to the amenity center.
10. The existing shared driveway serving Phase 9.1 unit shall be widened to at least 18'. Access to the other lots on the driveway must be maintained at all times.
11. Faulkner Drive is recommended to be extended in the Future Transportation Plan. Right-of-way shall be dedicated along Faulkner Lane to provide at least 32.5' of right-of-way measured from the property line to the centerline of Faulkner Lane. This right-of-way dedication shall be reflected in the construction plans and be approved at the final plat.
12. The temporary turnaround in Phase 9.2 is to be a cul-de-sac with signs stating the road may be extended.
13. Streets stubbed to be extended by another subdivision may not be classified as an access street or access lane. A waiver to subdivision regulation 4-104.405 is required to extend Welty Lane using the existing cross section.
14. Maintenance agreements and responsibilities for the shared driveway between lots 10 and 11 shall be determined prior to the signing of final plat.
15. 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.

Wilson County Schools:

1. No Comments Received

West Wilson Utility District:

1. The water lines shown are not WWUD's design.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1059

**Agenda Date:** 2/20/2025

**Agenda #:** 6.G.

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**Title:**

Review the Preliminary Plat for Nichols Vale Ph. 9.1, located on Young Drive.



## MEMORANDUM

**Date:** February 20, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Nichols Vale Ph. 9 Sec. 1  
Preliminary Plat  
Map - 053  
Parcel(s) – 88.00

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**Request:** Dewey Engineering, on behalf of their client Capitol Homes, requests preliminary plat approval for phase 9, section 1 of the Nichols Vale PUD in District 1.

**History:** The Nichols Vale subdivision is located south of Lebanon Rd. and west of Sunset Drive. This phase is located at the terminus of Young Drive, just south of Montrose Drive. The subdivision is zoned RS-10 & RM-8 PUD, and a pmdp was originally approved via Ord. 2014-05. A final master development plan and preliminary plat (Ph. 5-11) was approved by the Planning Commission in January 2018. This submittal revises the previously approved phase 9 preliminary plat. This submittal includes a revised fimdp for phase 9, specifically, and is included on this month's agenda also.

**Analysis:** This preliminary plat is for one single family home lot located along Young Drive and the Lora Valley access easement existent in this location.

This section contains a total of 7.0 acres and has no connection to the main Nichols Vale subdivision via Montrose Drive. Young Drive terminates approximately where lot 1 begins and the 50' wide Lora Valley access easement extends north to lots 624, 626 and 0.68 acres of open space owned by the HOA, located along Montrose Drive.

The zoning of phase 9, section 1 is RS-10 PUD. The area of lot 1 is 2.87 acres and open space is called out at 4.11 acres. Mail is intended to be delivered to the home, not via the kiosk in another area of the PUD. The plat includes information pertaining to phase 10, this shall be removed.

**Landscaping:** A landscape plan is under review by the City's consultant and any comments shall be addressed before construction plans can be submitted to Public Works.

**Summary:** This preliminary plat is a revision to the originally approved phase 9. The phase and section include one residential lot. An amended final master development plan is also found on this month's agenda. The applicant attempted to have this area removed from the HOA due to it's isolated location from the rest of the PUD. This attempt was not successful.

**Recommendation:** Staff recommends approval of the preliminary plat for phase 9, section 1 of the Nichols Vale subdivision, subject to the conditions below:

**Planning and Zoning:**

1. All conditions of ordinance 2014-05 shall be adhered to.
2. Provide sidewalk, per the requirements of the City's subdivision regulations along all street and access easement frontages.
3. Remove language referring to "lots". There is one lot proposed here.
4. Remove phase 10 information from this phase 9 preliminary plat.
5. Landscape plan comments are via separate cover and shall be addressed prior to submitting construction plans to Public Works.

**Public Works:**

1. Landscaping plans shall be approved prior to the approval of construction plans.
2. A letter of approval from West Wilson Utility District is required prior to the approval of construction plans.
3. For every grinder pump system proposed to serve a residential unit, the City shall receive a grinder pump system for future maintenance. These grinder pump systems shall be delivered to the City prior to the installation of the sewer infrastructure.
4. Provide multi-phase EPSC sheets when construction plans are submitted.
5. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
6. Preliminary Plat: For Note #6, add maintenance responsibility of PUDE's is by the HOA.
7. Attempt to improve readability of the plans. Suggest greying back existing infrastructure.
8. Preliminary Plat: Add note – All PUDEs outside of the ROW are not the maintenance responsibility of the City of Mt. Juliet.
9. The Phase 9.1 unit is isolated from the rest of the HOA. It is nearly 3 miles to get to the amenity center.
10. The existing shared driveway serving Phase 9.1 unit shall be widened to at least 18'. Access to the other lots on the driveway must be maintained at all times.
11. Faulkner Drive is recommended to be extended in the Future Transportation Plan. Right-of-way shall be dedicated along Faulkner Lane to provide at least 32.5' of right-of-way measured from the property line to the centerline of Faulkner Lane. This right-of-way dedication shall be reflected in the construction plans and be approved at the final plat.
12. The temporary turnaround in Phase 9.2 is to be a cul-de-sac with signs stating the road may be extended.
13. Streets stubbed to be extended by another subdivision may not be classified as an access street or access lane. A waiver to subdivision regulation 4-104.405 is required to extend Welty Lane using the existing cross section.
14. Maintenance agreements and responsibilities for the shared driveway between lots 10 and 11 shall be determined prior to the signing of final plat.
15. 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.

Wilson County Schools:

1. No Comments Received

West Wilson Utility District:

1. The water lines shown are not WWUD's design.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1060

**Agenda Date:** 2/20/2025

**Agenda #:** 6.H.

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**Title:**

Review the Preliminary Plat for Nichols Vale 9.2, located on Welty Lane.



## MEMORANDUM

**Date:** February 20, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Nichols Vale Ph. 9, Sec. 2  
Preliminary Plat  
Map - 053  
Parcel(s) – 88.03, 92.00

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**Request:** Dewey Engineering, on behalf of their client Capitol Homes, requests preliminary plat approval for phase 9, section 2 of the Nichols Vale PUD in District 1, consisting of 11 single family lots, two open spaces and associated right-of-way and improvements.

**History:** The Nichols Vale subdivision is located south of Lebanon Rd. and west of Sunset Drive. This phase is located at the present terminus of Welty Lane. Welty lane will be extended east. The subdivision is zoned RS-10 & RM-8 PUD, and a preliminary master development plan was originally approved via Ord. 2014-05. A final master development plan and preliminary plat (phases 5-11) was approved by the Planning Commission in January 2018. This submittal revises the previously approved phase 9 preliminary plat. This submittal includes a revised findp for phase 9, specifically, and is included on this month's agenda also.

**Analysis:** This preliminary plat is for eleven single family home lots located along an extension of Welty Lane. This section contains a total of 21.34 acres, 8 acres in lots, 12.36 acres in open space. The phase includes two flag lots, both of which are over 2 acres in area and both include special flag lot setbacks as required by the subdivision regulations. The smallest lot proposed in this phase is 13,500sf. The zoning of phase 9, section 2 is RS-10 PUD. Lots 10 and 11 will be accessed via an access easement which will be established via the final plat at a future time.

**Landscaping:** A landscape plan is under review by the City's consultant and any comments shall be addressed before construction plans can be submitted to Public Works. The phase is subject to landscape buffers and these are shown. Open space in this phase includes 16.48 acres.

**Summary:** This preliminary plat is a revision to the originally approved phase 9. The phase and section include 11 single family residential lots along an extension of Welty Lane. An amended final master development plan is also found on this month's agenda.

**Recommendation:** Staff recommends approval of the preliminary plat for phase 9, section 2 of the Nichols Vale subdivision, subject to the conditions below.

#### Planning and Zoning:

1. All conditions of ordinance 2014-05 shall be adhered to.
2. Remove phase 10 information from this phase 9 preliminary plat.
3. Landscape plan comments are via separate cover and shall be addressed prior to submittal of construction plans to Public Works.
4. Identify lots 1, 5, 6 & 9 as critical façade lots.

#### Public Works:

1. Landscaping plans shall be approved prior to the approval of construction plans.
2. A letter of approval from West Wilson Utility District is required prior to the approval of construction plans.
3. For every grinder pump system proposed to serve a residential unit, the City shall receive a grinder pump system for future maintenance. These grinder pump systems shall be delivered to the City prior to the installation of the sewer infrastructure.
4. Provide multi-phase EPSC sheets when construction plans are submitted.
5. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
6. Preliminary Plat: For Note #6, add maintenance responsibility of PUDE's is by the HOA.
7. Attempt to improve readability of the plans. Suggest greying back existing infrastructure.
8. Preliminary Plat: Add note – All PUDEs outside of the ROW are not the maintenance responsibility of the City of Mt. Juliet.
9. The Phase 9.1 unit is isolated from the rest of the HOA. It is nearly 3 miles to get to the amenity center.
10. The existing shared driveway serving Phase 9.1 unit shall be widened to at least 18'. Access to the other lots on the driveway must be maintained at all times.
11. Faulkner Drive is recommended to be extended in the Future Transportation Plan. Right-of-way shall be dedicated along Faulkner Lane to provide at least 32.5' of right-of-way measured from the property line to the centerline of Faulkner Lane. This right-of-way dedication shall be reflected in the construction plans and be approved at the final plat.
12. The temporary turnaround in Phase 9.2 is to be a cul-de-sac with signs stating the road may be extended.
13. Streets stubbed to be extended by another subdivision may not be classified as an access street or access lane. A waiver to subdivision regulation 4-104.405 is required to extend Welty Lane using the existing cross section.
14. Maintenance agreements and responsibilities for the shared driveway between lots 10 and 11 shall be determined prior to the signing of final plat.
15. 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.

#### Wilson County Schools:

1. No Comments Received

#### West Wilson Utility District:

1. The water lines shown are not WWUD's design.





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1004

**Agenda Date:** 2/20/2025

**Agenda #:** 6.I.

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**Title:**

Review the Preliminary Plat Modification for The Reserve at Wright Farms, located off Rothmon Blvd.



## MEMORANDUM

**Date:** February 20, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Reserve at Wright Farm  
Phase 4 Preliminary Plat Modification  
Map - 099  
Parcel(s) – 005.00

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**Request:** Lose Design, on behalf of their client Kinsman Ventures, requests a preliminary plat modification for the Reserve at Wright Farms, phase 4, a single-family residential subdivision located in Wilson County.

**Analysis:** This Wilson County subdivision is in the City's urban growth boundary and as such is subject to the City's subdivision regulations. The applicant is requesting a modification to the preliminary plat which includes removal of a road connection and stream crossing on Amhurst Point and "Road A". The cul-de-sac on Amhurst Point is already existing. The result of this amendment is two cul-de-sacs in lieu of a through street as originally proposed. The lot count for the subdivision does not change.

**Summary:** This preliminary plat amendment is for a Wilson County subdivision in the City's urban growth boundary. The removal of the stream crossing divides the subdivision with 57 lots on the north outlet and 75 lots on the south outlet. The amendment does not violate the requirements of the City's subdivision regulations.

**Recommendation:** Staff recommends the Planning Commission approve the preliminary plat modification for the Reserve at Wright Farm, phase 4, in Wilson County, please include the conditions below:

**Planning and Zoning:**

1. All requirements of subdivision regulations shall be adhered to.

**Public Works:**

1. No comments.

**Wilson County Schools:**

1. No comments provided.

**West Wilson Utility District:**

1. WWUD has no comments. This project is not in WWUD's service area.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1005

**Agenda Date:** 2/20/2025

**Agenda #:** 6.J.

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**Title:**

Review the Preliminary Plat Modification for The Wells Farm Subdivision, located at 2850 Benders Ferry Rd.



## MEMORANDUM

**Date:** February 20, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Wells Farm  
Preliminary Plat Amendment  
Map - 032  
Parcel(s) – 28.00

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**Request:** Lose Design, on behalf of their client Universal Builders, requests a preliminary plat modification for the Wells Farm residential subdivision in Wilson County at 2850 Benders Ferry Road.

**Analysis:** This Wilson County subdivision is in the City's urban growth boundary and as such is subject to the City's subdivision regulations. The subdivision is on the north end of Benders Ferry Road, on the east side. The applicant is requesting a modification to the preliminary plat which includes reconfiguration and relocation of several lots and open space, removal of a road connection and stream crossing and a new cul-de-sac. The lot count does not increase.

**Variances/Waivers:** Requested as part of this modification is the following variance request from the City's subdivision regulations:

1. 4-104.401 Table 2 - The maximum length of permanent cul-de-sac streets shall be 700 feet and shall serve no more than 14 dwelling units. Temporary cul-de-sac streets may be a maximum of 1,000 feet in length.

A cul-de-sac in the revised layout is 1,240' in length and is temporary. **STAFF SUPPORTS**

**Summary:** This preliminary plat amendment is for a Wilson County subdivision in the City's urban growth boundary. The modification includes removal of a street connection/stream crossing and replacement with a temporary cul-de-sac resulting in noncompliance with the City's subdivision regulations as described above. The lot count for the subdivision does not increase, but several lots are revised or relocated. The variance request is subject to Planning Commission approval.

**Recommendation:** Staff recommends the Planning Commission approve the preliminary plat modification for the Wells Farm subdivision in Wilson County, please include the conditions below:

Planning and Zoning:

1. All requirements of subdivision regulations section 4-104.401 table 2 shall be adhered to excepting any variances granted from the Planning Commission.

Public Works:

1. No comments.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. The lot numbers do not match the State approved plans that WWUD have prepared. Additional fees will be required. Contracts with WWUD will need to be revised if they have been prepared.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1064

**Agenda Date:** 2/20/2025

**Agenda #:** 6.K.

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**Title:**

Review the Site Plan for Slick City located on Legacy Pointe Lot 13.



## MEMORANDUM

**Date:** February 20, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Slick City  
Site Plan  
Map - 078  
Parcel(s) – 13.14

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**Request:** Para Design, LLC., on behalf of the owner/developer LP Land Holdings, LLC., is requesting site plan approval for Slick City at Legacy Pointe in District 3.

**History:** Legacy Pointe is an existing commercial development on the south side of Golden Bear Gateway and abutting Interstate 40 to the south. The property abuts Costco to the north. This development currently has several commercial projects underway and is home to AOS Medical Facility along with a large Class A office building. This area is zoned CI, commercial interchange. The proposal for this property is for a single story 40,000 square foot entertainment complex. The use is permitted by right in CI zoning. This lot is approximately 2.93 acres/127, 743 square feet.

**Article VI Bulk Regulations:** The yard dimensions as provided are correct, for CI districts (30'f, 10's and 20'r) and correctly rendered on the site plan. Building coverage as shown is 31.3% with a maximum allowance of 50%. The impervious surface coverage calculation is 77.05% (98,434 sf) with a maximum ISR of 80%. The building's height is 30' at its highest structural point, and within the maximum permitted (35').

**Vehicular and Pedestrian Access:** Vehicular access is provided via two outlets, both are offsite and will require access easements that need to be established. Drive aisles are all two way and appropriately sized at 26' in width. Pedestrian striping is proposed at two locations within the parking lot providing access to the sidewalk connections and the sidewalk is connected to the sidewalk in the right-of-way. Sidewalk is widened to 7' where adjacent to parking to accommodate vehicle overhang without wheel stops.

**Article IX Parking:** Parking requirements for this type of entertainment venue, per code, will be determined at the Planning Commission level. Currently the applicant is proposing 130 spaces. Staff feels this is an appropriate number of parking spaces for this use. All spaces are 9' x 17.5'. This plan will also include 5 accessible ADA spaces. All spaces are of appropriate size. Bicycle parking is provided via a wave-style bike rack alongside the front of the building. Wheel stops are not proposed, and the front sidewalk is shown at 7' to provide adequate room for vehicular overhang.

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.

6-103.7 Commercial Design Guidelines: Building height is identified as 30', below the maximum of 35' permitted. The building is primarily faced with metal panels (73%) / 19,390 sf. The other materials as noted are brick (25%) / 6,700 sf and Glass at (2%) / 600 sf. The parapet wall as shown is metal panels. Lighting fixtures are a decorative variety and permitted as shown. The applicant is requesting a waiver on the CDS for the façade materials, as shown below. Material samples have been provided. Staff supports the façade waivers as precedent has been set in this area with other developments requesting and receiving similar waivers. The proposal will gel with surrounding development.

The HVAC equipment is roof mounted and screened from horizontal view via the parapet wall. Wall mounted lighting fixtures shall be decorative designs and are permitted as shown. Parking lot lighting poles are to be painted black and fixtures are typical D series as standard on similar other commercial projects in the area. The photometric plan is acceptable, as the site is surrounded by commercially zoned property. Wall mounted utility and meter equipment shall be painted to match the building façade it is attached to.

Other: The plans show trash receptacles located at the main building entrances per code and details. The dumpster enclosure is compliant with City regulations and includes masonry walls with brick color to be complimentary to the main building, steel gates and a pedestrian door. Should the site utilize retaining walls, they shall be constructed of masonry or segmental block.

Waivers/Variances: The following waivers are requested:

1. 6-103.7 – Request for up to 73% of any façade to include metal panels in lieu of full masonry – **STAFF SUPPORTS** due to abutting projects recently approved with similar waiver requests and materials.

Summary: This site plan is for 40,000 sf entertainment complex building. The building façade waiver, explained above, is subject to Planning Commission approval. Staff is of the opinion that the façade material is in line with other projects in the area. Parking is not specified in the ordinance for this particular use, rather the code leaves the parking ratio up to the Planning Commission to decide. Staff supports the number of parking spaces as shown. The remaining items to address are included in the conditions of approval below and are minor in nature.

Recommendation: Staff recommends approval of the site plan for Slick City at Legacy Pointe, subject to the conditions of approval below:

Planning and Zoning:

1. Landscape plan comments are via separate cover and shall be addressed prior to the submittal of construction documents.
2. All brick shall be clay, baked and individually laid.



3. All requirements of the 6-103.7 shall be adhered to.
4. The façade waiver is subject to Planning Commission approval or all requirements of 6-103.7 shall be adhered to.
5. Signage shall be reviewed via a separate application to the Planning Department. No variance requested for additional wall signage. Wall signage shall be limited to a maximum of four (4) wall signs per the sign ordinance.
6. Wall mounted utility and meter equipment shall be painted to match the building façade upon which it is affixed to.
7. Poles used for signage shall be painted black. Galvanized channel posts are not permitted.
8. Poles used for parking lot lighting fixtures shall be painted black and located in yards or planting beds and not in parking areas or drive aisles.
9. Provide stone in lieu of mulch in planting beds.
10. Provide location of HVAC equipment, to ensure it is appropriately screened from horizontal view with a parapet wall.
11. Paint wall mounted utility equipment to match the façade.
12. Bollards shall be painted black or a complementary muted color.
13. Access easements for the offsite drives are required.

#### Public Works:

1. Stripe the approach to the all-way stop.
2. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
3. Any roof drains shall be subsurface and tie into the storm system.
4. 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.
5. A letter of approval from West Wilson Utility District will be needed prior to construction plan approvals are issued from Public Works.
6. Landscaping plans shall be approved prior to the approval of the construction plans.
7. Pre-treatment will be further reviewed at construction plan review.
8. Sewer availability has been requested.
9. Stormwater Coordinator: 100-year peak flow event requirement as well as TN Rule 400-10-.04 apply at construction plans.
10. 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.

#### Wilson County Schools:

1. No Comments Received

#### West Wilson Utility District:

1. The Engineer and WWUD are having discussions on the best way to provide water service to this project.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1070

**Agenda Date:** 2/20/2025

**Agenda #:** 6.L.

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**Title:**

\*\*Review the Zoning Ordinance Amendment requiring playgrounds in single family residential developments.



## MEMORANDUM

**Date:** February 20, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Zoning Ordinance Amendment  
Section 5-104.4 Development Standards for Single  
Family Residential  
Playground Amenities

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**Overview:** This zoning ordinance will add the requirement for playground amenities in single family residential subdivisions. The additional text is highlighted yellow within the section below and adds to single family residential districts the requirement for subdivisions to include playground areas and playground equipment as part of the amenity package.

*5-104.4 Development standards for single-family residential.*

1. The front façade and any other façade shall contain 100 percent brick and/or stone. All percentages are calculated based on the wall surface area and do not include areas used for windows, doors, and fascias. In enforcing this requirement, the Regional Planning Commission may permit any other construction materials allowed under state law. In determining whether to allow such materials, the City may consider whether the material is proposed as an accent, as a portion of a corporate motif, as well as whether the design is in line with general aesthetic goals of the City of Mt. Juliet as set forth herein, and any other factors deemed relevant by the applicant.
2. Trim, eaves, and soffits may incorporate the use of vinyl, aluminum and other materials approved by the International Residential Code as adopted.
3. Approved roof materials include: concrete or terra cotta tile, asphalt shingles, and standing seam metal roofing. Shingles shall be fungus resistant.
4. No tract home or custom home may be built adjacent to or across from a home with the identical elevation. Dwellings constructed next to or across from another dwelling shall include a variety of architectural elements that can include the following: differences in roof lines, the shape, design and size of windows and doors (including garage doors), shutters, materials, colors, and porches. Tract home builders/developments shall provide a minimum of four floor plans with a minimum of three elevations each.
5. A minimum of 22 feet of driveway depth shall be provided between a garage door and a sidewalk or public path.
6. No wall or window mounted air conditioning or heating units may be installed or placed in a front or street facing façade (excluding alleys). Such units may be located in a side or rear façade not adjacent to a street.

7. Covered front porches are recommended for dwellings, and where provided, a minimum depth of six feet and area of 120 [square feet] is recommended.
8. Rear porches or patios are recommended for dwellings, and where provided, a minimum of 200 square feet is recommended. These areas, whether proposed to be covered or not, shall be planned so as to comply with rear setback requirements.
9. Mechanical equipment shall not be roof-mounted, but may be on the ground, within attic space or other location screened from public view.
10. All homes shall contain a minimum of a two-car garage. Side, rear or alley-loaded garages are recommended.
  - a. *Arterials and Collectors*: When fronting an arterial or collector street, garages and driveways shall be restricted to alleys, side-streets, or other approved combined access drives. In no case shall a garage be street-facing other than to the side street.
  - b. *Access Streets*: When fronting an access street, garages and driveways shall be restricted to side-, rear-, or alley-loaded. In no case shall a garage be street-facing other than to the side-street.
  - c. *Access Lanes*: Street-facing garages will only be acceptable on access lanes if they incorporate the following features: Ten feet minimum set back from the front of the home including the front porch if applicable and two garage doors separated by a two-foot minimum brick or stone column.
11. Street-facing garages shall include a double-wide driveway (minimum 18 feet wide). Driveway approaches connecting to side loaded garages may be less than 18 feet wide if proper maneuvering space is provided. The interior width of a two-car garage shall contain a minimum clear space of 20 feet and contain a minimum of 440 square feet. No stairs, water heaters or other fixed items may encroach into this space.
12. Alley-loaded garages shall be located so that parked vehicles do not encroach into the alley. The garage shall be a minimum of 20 feet from the edge of the alley pavement, or five feet from the edge of the alley pavement with a ten feet by 20 feet parking pad adjacent to the garage.
13. For narrow lot developments, which are defined as those subdivisions having an average lot width less than or equal to 60 feet, the following shall apply.
  - a. Rear loaded garages should be considered to avoid a "snout house" appearance.
  - b. Street facing garage façades (excluding the wall frame) shall not exceed 40 percent of the area of the front wall façade of the first floor.
  - c. The 40 percent requirement only applies to the doors of the garage and does not apply to the two feet column separating multiple garage doors as mentioned above in item 10.
14. A plan for the planting and/or the preservation of trees shall be required for all new subdivisions. Said plan shall accompany a request for preliminary plat approval and address the following items. The plan shall be approved by the Regional Planning Commission prior to, or with preliminary plat approval.
  - a. A minimum of one tree shall be planted or preserved per lot and may be planted or preserved in the front yard of each lot, within the private or public right-of-way as a street tree, or elsewhere as approved by the Regional Planning Commission.
  - b. The City of Mt. Juliet encourages the preservation of existing trees as a means of compliance with the requirements of paragraph "a" above.
  - c. The planting species and location for new vegetation shall be selected to avoid conflicts with vehicle and pedestrian movements. More than one species shall be used to avoid adverse impacts from disease or pests.

15. Except for temporary purposes, motor vehicles shall be parked on paved surfaces. No more than 50 percent of any front yard may be paved or used for motor vehicle parking except that courtyard style garages and associated driveways will not count toward this 50 percent.
16. Regarding foundations, the finished floor elevation at the front façade shall be located above grade in accordance with the following standards:
  - a. For setbacks of ten feet or more, the finished floor elevation of the front façade shall be a minimum of 18 inches above grade; and
  - b. For setbacks of less than ten feet, the finished floor elevation of the front façade shall be a minimum of 24 inches above grade.
  - c. Exposed foundation walls or piers shall be clad in face brick or stone. Exposed smooth-faced standard concrete block is prohibited.

Nothing in this subsection shall prevent the use of slab foundations, provided:

- d. The outer edge of the slab is clad in the materials required in this subsection;
  - e. It extends to the minimum height above grade, except that this provision may be waived for age restricted developments serving a senior adult population of age 55 and over.
17. Outdoor decorative trash receptacles. Outdoor trash receptacles shall be required for all amenity centers and/or club houses within single family residential developments, with the exception of those developments that have received approval prior to the enactment of this ordinance.

In addition, outdoor trash receptacles shall comply with the criteria listed, as follows:

- a. Locations.
  - i. A minimum of one decorative trash receptacle shall be located at each entrance and exit of all amenity centers and/or club houses, a minimum of one within the location of a swimming pool (if proposed), and a minimum of one at all grilling/picnic locations.
  - ii. The location of all trash receptacles shall not interfere with accessible paths of travel or accessible parking as required by the Americans with Disabilities Act of 1990, as amended or emergency exits.
- b. Design.

All multi-family site plans shall show the proposed design, size, typical elevation and location for each decorative trash receptacle on the plan.

The design of the trash receptacle shall be made of black powdered coated steel, have a minimum capacity of a 36 (thirty-six) gallon container and shall be of a strap-type design. (A typical design is shown in illustration [5.2](#) below for example only).

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

19. Play lots and/or playgrounds shall be provided per the following, based on the number of homes in the subdivision:

- a. Up to 100 homes: 3,200sqft
- b. 101 to 200 homes: 6,400sqft total over two locations (3,200sqft each)
- c. 201 to 400 homes: 9,600sqft total over two locations (4,800sqft each)
- d. More than 400 homes: PC to determine

These areas shall be provided with playground equipment sufficient to meet the needs of children expected to reside within the complex. Individual pieces of playground equipment



shall be specified on the site plan. All recreational equipment provided shall be durable commercial grade equipment which shall meet all Consumer Product Safety Commission safety guidelines as well as the ASTM F1487-93, public use playground standard. The playground shall be served by paved pedestrian walks linking individual buildings to the recreational facility. Additional sitting areas may be substituted for playgrounds on a square foot for square foot basis when the development is planned for occupancy only by elderly adults.

**Recommendation:** Staff recommends forwarding this zoning ordinance amendment to section 5-104.4, Development Standards for Single Family Residential, to the Board of Commissioners with a positive recommendation.

**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 SECTION  
5-104.4, DEVELOPMENT STANDARDS FOR SINGLE FAMILY  
RESIDENTIAL, TO INCLUDE A REQUIREMENT FOR PLAYGROUND  
FACILITIES IN SINGLE FAMILY RESIDENTIAL SUBDIVISIONS.**

**WHEREAS**, the City of Mt. Juliet desires to include a requirement for playground equipment for residential development in single family zoning districts and;

**WHEREAS**, the City's Zoning Ordinance does not currently include regulations that require playground equipment for single family zoned districts and;

**WHEREAS**, the Planning Commission considered this request during their meeting of February 20, 2025 and recommended \_\_\_\_\_, to the Board of Commissioners with a vote of \_\_\_\_\_ and;

**WHEREAS**, the Board of Commissioners desires to amend Section 5-104.4, Development Standards for Single Family Residential to include a requirement for playground facilities in single family zoned districts.

**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 Section 5-104.4, Development Standards for Single Family Residential, 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 to include a requirement for playground facilities in single family zoned districts as shown in exhibit A below.

**BE IT FURTHER ORDAINED** in case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

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

**EXHIBIT A**

*5-104.4 Development standards for single-family residential.*

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Commission may permit any other construction materials allowed under state law. In determining whether to allow such materials, the City may consider whether the material is proposed as an accent, as a portion of a corporate motif, as well as whether the design is in line with general aesthetic goals of the City of Mt. Juliet as set forth herein, and any other factors deemed relevant by the applicant.

2. Trim, eaves, and soffits may incorporate the use of vinyl, aluminum and other materials approved by the International Residential Code as adopted.
3. Approved roof materials include: concrete or terra cotta tile, asphalt shingles, and standing seam metal roofing. Shingles shall be fungus resistant.
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7. Covered front porches are recommended for dwellings, and where provided, a minimum depth of six feet and area of 120 [square feet] is recommended.
8. Rear porches or patios are recommended for dwellings, and where provided, a minimum of 200 square feet is recommended. These areas, whether proposed to be covered or not, shall be planned so as to comply with rear setback requirements.
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10. All homes shall contain a minimum of a two-car garage. Side, rear or alley-loaded garages are recommended.
  - a. *Arterials and Collectors*: When fronting an arterial or collector street, garages and driveways shall be restricted to alleys, side-streets, or other approved combined access drives. In no case shall a garage be street-facing other than to the side street.
  - b. *Access Streets*: When fronting an access street, garages and driveways shall be restricted to side-, rear-, or alley-loaded. In no case shall a garage be street-facing other than to the side-street.
  - c. *Access Lanes*: Street-facing garages will only be acceptable on access lanes if they incorporate the following features: Ten feet minimum set back from the front of the home including the front porch if applicable and two garage doors separated by a two-foot minimum brick or stone column.
11. Street-facing garages shall include a double-wide driveway (minimum 18 feet wide). Driveway approaches connecting to side loaded garages may be less than 18 feet wide if proper maneuvering space is provided. The interior width of a two-car garage shall contain a minimum clear space of 20 feet and contain a minimum of 440 square feet. No stairs, water heaters or other fixed items may encroach into this space.
12. Alley-loaded garages shall be located so that parked vehicles do not encroach into the alley. The garage shall be a minimum of 20 feet from the edge of the alley pavement, or

five feet from the edge of the alley pavement with a ten feet by 20 feet parking pad adjacent to the garage.

13. For narrow lot developments, which are defined as those subdivisions having an average lot width less than or equal to 60 feet, the following shall apply.
  - a. Rear loaded garages should be considered to avoid a "snout house" appearance.
  - b. Street facing garage façades (excluding the wall frame) shall not exceed 40 percent of the area of the front wall façade of the first floor.
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  - b. The City of Mt. Juliet encourages the preservation of existing trees as a means of compliance with the requirements of paragraph "a" above.
  - c. The planting species and location for new vegetation shall be selected to avoid conflicts with vehicle and pedestrian movements. More than one species shall be used to avoid adverse impacts from disease or pests.
15. Except for temporary purposes, motor vehicles shall be parked on paved surfaces. No more than 50 percent of any front yard may be paved or used for motor vehicle parking except that courtyard style garages and associated driveways will not count toward this 50 percent.
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  - a. For setbacks of ten feet or more, the finished floor elevation of the front façade shall be a minimum of 18 inches above grade; and
  - b. For setbacks of less than ten feet, the finished floor elevation of the front façade shall be a minimum of 24 inches above grade.
  - c. Exposed foundation walls or piers shall be clad in face brick or stone. Exposed smooth-faced standard concrete block is prohibited.Nothing in this subsection shall prevent the use of slab foundations, provided:
  - d. The outer edge of the slab is clad in the materials required in this subsection;
  - e. It extends to the minimum height above grade, except that this provision may be waived for age restricted developments serving a senior adult population of age 55 and over.
17. Outdoor decorative trash receptacles. Outdoor trash receptacles shall be required for all amenity centers and/or club houses within single family residential developments, with the exception of those developments that have received approval prior to the enactment of this ordinance.

In addition, outdoor trash receptacles shall comply with the criteria listed, as follows:

  - a. Locations.
    - i. A minimum of one decorative trash receptacle shall be located at each entrance and exit of all amenity centers and/or club houses, a minimum of

one within the location of a swimming pool (if proposed), and a minimum of one at all grilling/picnic locations.

- ii. The location of all trash receptacles shall not interfere with accessible paths of travel or accessible parking as required by the Americans with Disabilities Act of 1990, as amended or emergency exits.

b. Design.

All multi-family site plans shall show the proposed design, size, typical elevation and location for each decorative trash receptacle on the plan.

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These areas shall be provided with playground equipment sufficient to meet the needs of children expected to reside within the complex. Individual pieces of playground equipment shall be specified on the site plan. All recreational equipment provided shall be durable commercial grade equipment which shall meet all Consumer Product Safety Commission safety guidelines as well as the ASTM F1487-93, public use playground standard. The playground shall be served by paved pedestrian walks linking individual buildings to the recreational facility. Additional sitting areas may be substituted for playgrounds on a square foot for square foot basis when the development is planned for occupancy only by elderly adults.

PASSED:

\_\_\_\_\_  
James Maness, Mayor

FIRST READING: \_\_\_\_\_

SECOND READING: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Sheila S. Luckett, MMC  
City Recorder

\_\_\_\_\_  
Kenny Martin, City Manager



APPROVED AS TO FORM:

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Sam Burnett  
City Attorney



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1071

**Agenda Date:** 2/20/2025

**Agenda #:** 6.M.

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**Title:**

\*\*Review the Zoning Ordinance Amendment requiring streetlights in single family residential developments.



## MEMORANDUM

**Date:** February 20, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Zoning Ordinance Amendment  
Section 5-104.4 Development Standards for Single  
Family Residential  
Street Lighting in Single Family Subdivisions

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**Overview:** This zoning ordinance amendment will add the requirement for street lighting in single family residential subdivisions. Currently, the City's zoning ordinance requires this for only multi-family developments. The additional text is highlighted yellow within section 5-104.4, Development Standards for Single Family Residential below:

*5-104.4 Development standards for single-family residential.*

1. The front façade and any other façade shall contain 100 percent brick and/or stone. All percentages are calculated based on the wall surface area and do not include areas used for windows, doors, and fascias. In enforcing this requirement, the Regional Planning Commission may permit any other construction materials allowed under state law. In determining whether to allow such materials, the City may consider whether the material is proposed as an accent, as a portion of a corporate motif, as well as whether the design is in line with general aesthetic goals of the City of Mt. Juliet as set forth herein, and any other factors deemed relevant by the applicant.
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13. For narrow lot developments, which are defined as those subdivisions having an average lot width less than or equal to 60 feet, the following shall apply.
  - a. Rear loaded garages should be considered to avoid a "snout house" appearance.
  - b. Street facing garage façades (excluding the wall frame) shall not exceed 40 percent of the area of the front wall façade of the first floor.
  - c. The 40 percent requirement only applies to the doors of the garage and does not apply to the two feet column separating multiple garage doors as mentioned above in item 10.
14. A plan for the planting and/or the preservation of trees shall be required for all new subdivisions. Said plan shall accompany a request for preliminary plat approval and address the following items. The plan shall be approved by the Regional Planning Commission prior to, or with preliminary plat approval.
  - a. A minimum of one tree shall be planted or preserved per lot and may be planted or preserved in the front yard of each lot, within the private or public right-of-way as a street tree, or elsewhere as approved by the Regional Planning Commission.
  - b. The City of Mt. Juliet encourages the preservation of existing trees as a means of compliance with the requirements of paragraph "a" above.
  - c. The planting species and location for new vegetation shall be selected to avoid conflicts with vehicle and pedestrian movements. More than one species shall be used to avoid adverse impacts from disease or pests.

15. Except for temporary purposes, motor vehicles shall be parked on paved surfaces. No more than 50 percent of any front yard may be paved or used for motor vehicle parking except that courtyard style garages and associated driveways will not count toward this 50 percent.
16. Regarding foundations, the finished floor elevation at the front façade shall be located above grade in accordance with the following standards:
  - a. For setbacks of ten feet or more, the finished floor elevation of the front façade shall be a minimum of 18 inches above grade; and
  - b. For setbacks of less than ten feet, the finished floor elevation of the front façade shall be a minimum of 24 inches above grade.
  - c. Exposed foundation walls or piers shall be clad in face brick or stone. Exposed smooth-faced standard concrete block is prohibited.

Nothing in this subsection shall prevent the use of slab foundations, provided:

- d. The outer edge of the slab is clad in the materials required in this subsection;
  - e. It extends to the minimum height above grade, except that this provision may be waived for age restricted developments serving a senior adult population of age 55 and over.
17. Outdoor decorative trash receptacles. Outdoor trash receptacles shall be required for all amenity centers and/or club houses within single family residential developments, with the exception of those developments that have received approval prior to the enactment of this ordinance.

In addition, outdoor trash receptacles shall comply with the criteria listed, as follows:

- a. Locations.
  - i. A minimum of one decorative trash receptacle shall be located at each entrance and exit of all amenity centers and/or club houses, a minimum of one within the location of a swimming pool (if proposed), and a minimum of one at all grilling/picnic locations.
  - ii. The location of all trash receptacles shall not interfere with accessible paths of travel or accessible parking as required by the Americans with Disabilities Act of 1990, as amended or emergency exits.
- b. Design.

All multi-family site plans shall show the proposed design, size, typical elevation and location for each decorative trash receptacle on the plan.

The design of the trash receptacle shall be made of black powdered coated steel, have a minimum capacity of a 36 (thirty-six) gallon container and shall be of a strap-type design. (A typical design is shown in illustration [5.2](#) below for example only).

18. Regarding certain streetscape elements, all traffic poles and traffic sign posts shall be black or dark green in color. All street signs shall be erected with a decorative sign post, a decorative base and a decorative finial that extends beyond the top of the standard sign. All traffic signs shall be of pedestrian-scale ornamental design. Exposed metal poles are strictly prohibited unless entirely enclosed with a brick or stone veneer.
19. Play lots and/or playgrounds shall be provided per the following, based on the number of homes in the subdivision:
  - a. Up to 100 homes: 3,200sqft
  - b. 101 to 200 homes: 6,400sqft total over two locations (3,200sqft each)
  - c. 201 to 400 homes: 9,600sqft total over two locations (4,800sqft each)
  - d. More than 400 homes: PC to determine

These areas shall be provided with playground equipment sufficient to meet the needs of children expected to reside within the complex. Individual pieces of playground equipment

shall be specified on the site plan. All recreational equipment provided shall be durable commercial grade equipment which shall meet all Consumer Product Safety Commission safety guidelines as well as the ASTM F1487-93, public use playground standard. The playground shall be served by paved pedestrian walks linking individual buildings to the recreational facility. Additional sitting areas may be substituted for playgrounds on a square foot for square foot basis when the development is planned for occupancy only by elderly adults.

20. Streetlights and area lights, lighting the development, shall be provided per the requirements below:

- a. Decorative poles shall be required and shall be a neutral color: black, gray, dark brown, bronze, dark green or similar.
- b. Decorative fixtures shall be used.
- c. Details of the pole and fixtures shall be provided with final master development plans and preliminary plats.
- d. All poles and fixtures shall be installed per the requirements of the local electric utility providers streetlight manual.

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



**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 SECTION  
5-104.4, DEVELOPMENT STANDARDS FOR SINGLE FAMILY  
RESIDENTIAL, TO INCLUDE A REQUIREMENT FOR STREET  
LIGHTING IN SINGLE FAMILY RESIDENTIAL SUBDIVISIONS.**

**WHEREAS**, the City of Mt. Juliet desires to include a requirement for playground equipment for residential development in single family zoning districts and;

**WHEREAS**, the City's Zoning Ordinance does not currently include regulations that require playground equipment for single family zoned districts and;

**WHEREAS**, the Planning Commission considered this request during their meeting of February 20, 2025 and recommended \_\_\_\_\_, to the Board of Commissioners with a vote of \_\_\_\_\_ and;

**WHEREAS**, the Board of Commissioners desires to amend Section 5-104.4, Development Standards for Single Family Residential to include a requirement for playground facilities in single family zoned districts.

**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 Section 5-104.4, Development Standards for Single Family Residential, 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 to include a requirement for playground facilities in single family zoned districts as shown in exhibit A below.

**BE IT FURTHER ORDAINED** in case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

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

**EXHIBIT A**

*5-104.4 Development standards for single-family residential.*

1. The front façade and any other façade shall contain 100 percent brick and/or stone. All percentages are calculated based on the wall surface area and do not include areas used for windows, doors, and fascias. In enforcing this requirement, the Regional Planning

Commission may permit any other construction materials allowed under state law. In determining whether to allow such materials, the City may consider whether the material is proposed as an accent, as a portion of a corporate motif, as well as whether the design is in line with general aesthetic goals of the City of Mt. Juliet as set forth herein, and any other factors deemed relevant by the applicant.

2. Trim, eaves, and soffits may incorporate the use of vinyl, aluminum and other materials approved by the International Residential Code as adopted.
3. Approved roof materials include: concrete or terra cotta tile, asphalt shingles, and standing seam metal roofing. Shingles shall be fungus resistant.
4. No tract home or custom home may be built adjacent to or across from a home with the identical elevation. Dwellings constructed next to or across from another dwelling shall include a variety of architectural elements that can include the following: differences in roof lines, the shape, design and size of windows and doors (including garage doors), shutters, materials, colors, and porches. Tract home builders/developments shall provide a minimum of four floor plans with a minimum of three elevations each.
5. A minimum of 22 feet of driveway depth shall be provided between a garage door and a sidewalk or public path.
6. No wall or window mounted air conditioning or heating units may be installed or placed in a front or street facing façade (excluding alleys). Such units may be located in a side or rear façade not adjacent to a street.
7. Covered front porches are recommended for dwellings, and where provided, a minimum depth of six feet and area of 120 [square feet] is recommended.
8. Rear porches or patios are recommended for dwellings, and where provided, a minimum of 200 square feet is recommended. These areas, whether proposed to be covered or not, shall be planned so as to comply with rear setback requirements.
9. Mechanical equipment shall not be roof-mounted, but may be on the ground, within attic space or other location screened from public view.
10. All homes shall contain a minimum of a two-car garage. Side, rear or alley-loaded garages are recommended.
  - a. *Arterials and Collectors*: When fronting an arterial or collector street, garages and driveways shall be restricted to alleys, side-streets, or other approved combined access drives. In no case shall a garage be street-facing other than to the side street.
  - b. *Access Streets*: When fronting an access street, garages and driveways shall be restricted to side-, rear-, or alley-loaded. In no case shall a garage be street-facing other than to the side-street.
  - c. *Access Lanes*: Street-facing garages will only be acceptable on access lanes if they incorporate the following features: Ten feet minimum set back from the front of the home including the front porch if applicable and two garage doors separated by a two-foot minimum brick or stone column.
11. Street-facing garages shall include a double-wide driveway (minimum 18 feet wide). Driveway approaches connecting to side loaded garages may be less than 18 feet wide if proper maneuvering space is provided. The interior width of a two-car garage shall contain a minimum clear space of 20 feet and contain a minimum of 440 square feet. No stairs, water heaters or other fixed items may encroach into this space.
12. Alley-loaded garages shall be located so that parked vehicles do not encroach into the alley. The garage shall be a minimum of 20 feet from the edge of the alley pavement, or

five feet from the edge of the alley pavement with a ten feet by 20 feet parking pad adjacent to the garage.

13. For narrow lot developments, which are defined as those subdivisions having an average lot width less than or equal to 60 feet, the following shall apply.
  - a. Rear loaded garages should be considered to avoid a "snout house" appearance.
  - b. Street facing garage façades (excluding the wall frame) shall not exceed 40 percent of the area of the front wall façade of the first floor.
  - c. The 40 percent requirement only applies to the doors of the garage and does not apply to the two feet column separating multiple garage doors as mentioned above in item 10.
14. A plan for the planting and/or the preservation of trees shall be required for all new subdivisions. Said plan shall accompany a request for preliminary plat approval and address the following items. The plan shall be approved by the Regional Planning Commission prior to, or with preliminary plat approval.
  - a. A minimum of one tree shall be planted or preserved per lot and may be planted or preserved in the front yard of each lot, within the private or public right-of-way as a street tree, or elsewhere as approved by the Regional Planning Commission.
  - b. The City of Mt. Juliet encourages the preservation of existing trees as a means of compliance with the requirements of paragraph "a" above.
  - c. The planting species and location for new vegetation shall be selected to avoid conflicts with vehicle and pedestrian movements. More than one species shall be used to avoid adverse impacts from disease or pests.
15. Except for temporary purposes, motor vehicles shall be parked on paved surfaces. No more than 50 percent of any front yard may be paved or used for motor vehicle parking except that courtyard style garages and associated driveways will not count toward this 50 percent.
16. Regarding foundations, the finished floor elevation at the front façade shall be located above grade in accordance with the following standards:
  - a. For setbacks of ten feet or more, the finished floor elevation of the front façade shall be a minimum of 18 inches above grade; and
  - b. For setbacks of less than ten feet, the finished floor elevation of the front façade shall be a minimum of 24 inches above grade.
  - c. Exposed foundation walls or piers shall be clad in face brick or stone. Exposed smooth-faced standard concrete block is prohibited.Nothing in this subsection shall prevent the use of slab foundations, provided:
  - d. The outer edge of the slab is clad in the materials required in this subsection;
  - e. It extends to the minimum height above grade, except that this provision may be waived for age restricted developments serving a senior adult population of age 55 and over.

17. Outdoor decorative trash receptacles. Outdoor trash receptacles shall be required for all amenity centers and/or club houses within single family residential developments, with the exception of those developments that have received approval prior to the enactment of this ordinance.

In addition, outdoor trash receptacles shall comply with the criteria listed, as follows:

- a. Locations.
  - i. A minimum of one decorative trash receptacle shall be located at each entrance and exit of all amenity centers and/or club houses, a minimum of

one within the location of a swimming pool (if proposed), and a minimum of one at all grilling/picnic locations.

- ii. The location of all trash receptacles shall not interfere with accessible paths of travel or accessible parking as required by the Americans with Disabilities Act of 1990, as amended or emergency exits.

b. Design.

All multi-family site plans shall show the proposed design, size, typical elevation and location for each decorative trash receptacle on the plan.

The design of the trash receptacle shall be made of black powdered coated steel, have a minimum capacity of a 36 (thirty-six) gallon container and shall be of a strap-type design. (A typical design is shown in illustration [5.2](#) below for example only).

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

19. Play lots and/or playgrounds with a total minimum area of 100 square feet per bedroom. These areas shall be provided with playground equipment sufficient to meet the needs of children expected to reside within the complex. Individual pieces of playground equipment shall be specified on the site plan. All recreational equipment provided shall be durable commercial grade equipment which shall meet all Consumer Product Safety Commission safety guidelines as well as the ASTM F1487-93, public use playground standard. The playground shall be served by paved pedestrian walks linking individual buildings to the recreational facility. Additional sitting areas may be substituted for playgrounds on a square foot for square foot basis when the development is planned for occupancy only by elderly adults.

20. Streetlights and area lights, lighting the development, shall be provided per the requirements below:

- a. Decorative poles shall be required and shall be a neutral color: black, gray, dark brown, bronze, dark green or similar.
- b. Decorative fixtures shall be used.
- c. Details of the pole and fixtures shall be provided with final master development plans and preliminary plats.
- d. All poles and fixtures shall be installed and meet all requirements per the local electric utility providers streetlight manual.

PASSED:

\_\_\_\_\_  
James Maness, Mayor

FIRST READING: \_\_\_\_\_

SECOND READING: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

\_\_\_\_\_

Sheila S. Lockett, MMC  
City Recorder

Kenny Martin, City Manager

APPROVED AS TO FORM:

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Sam Burnett  
City Attorney



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1072

**Agenda Date:** 2/20/2025

**Agenda #:** 6.N.

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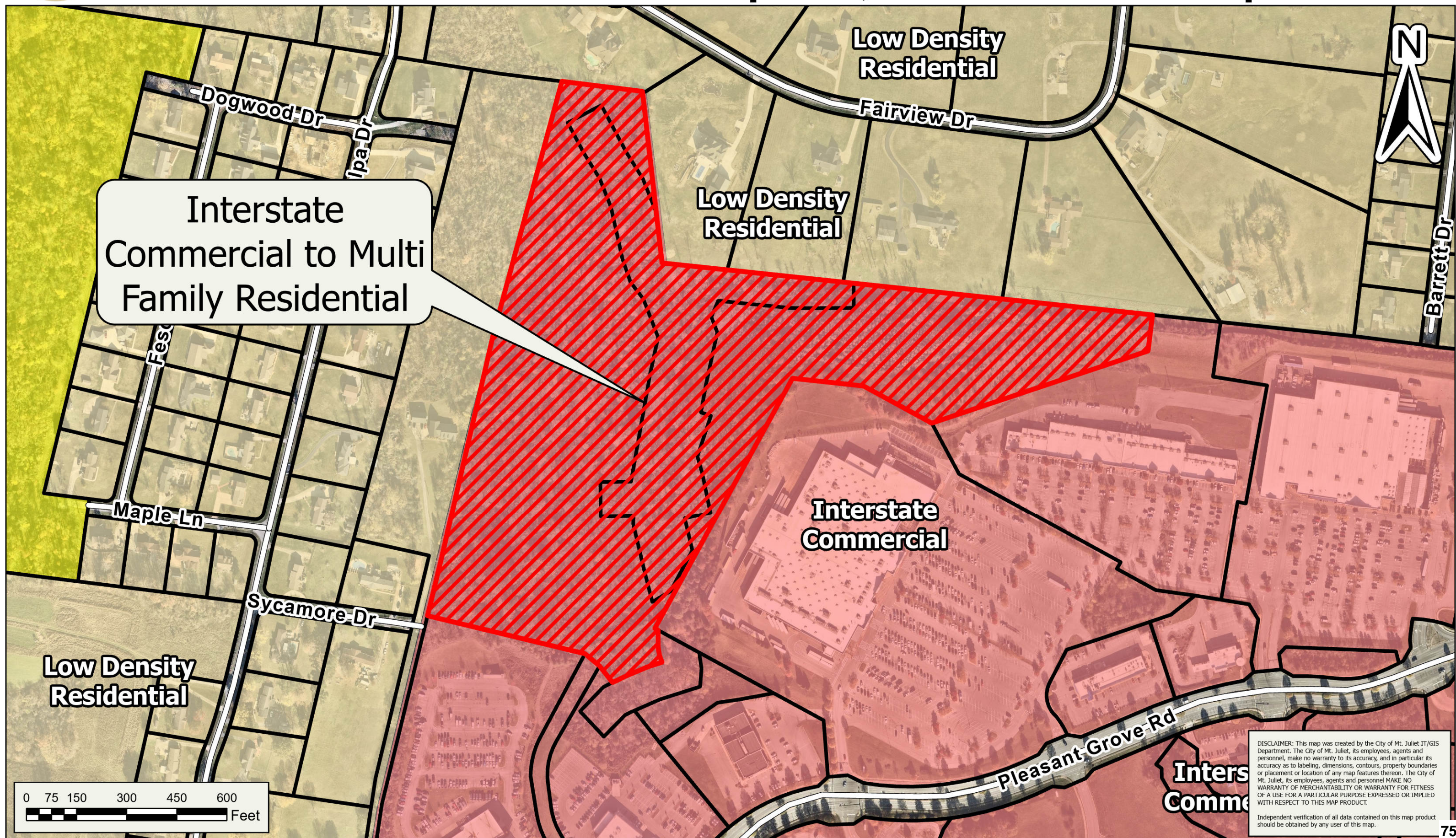
**Title:**

\*\*Review the Land Use Plan Amendment for Paddocks Senior - Weller Life at Mt. Juliet, located at 535 Pleasant Grove Rd.





**Weller Life at Mt. Juliet**  
**Map 077, Parcels 072.21 & p/o 072.25**







# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1074

**Agenda Date:** 2/20/2025

**Agenda #:** 6.O.

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**Title:**

\*\*Review the Preliminary Master Development Plan PUD, including a rezone from RS-40 to RM-16 PUD, for Paddocks Senior - Weller Life at Mt. Juliet, located at 535 Pleasant Grove Rd.



## MEMORANDUM

**Date:** February 20, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Paddocks Senior – Weller Life at Mt. Juliet  
Land Use Amendment, PMDP PUD  
Map - 077  
Parcel(s) – 72.21, 72.25

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**Request:** CSDG, on behalf of their clients, Maxwell Group and The Paddocks Group, is seeking a land use amendment, rezone and a preliminary master development PUD/rezone approval for a multi-family age-restricted residential development in the Paddocks. The site is located at 535 Pleasant Grove Road in located within District 3.

**Overview:** The subject property consists of approximately 34 acres, on the northern side of Pleasant Grove Road behind the Walmart. The subject property is currently zoned RS-40, single family residential. The zoning requested for is RM-16, multi-family residential. The current land use is interstate commercial and the requested land use classification is multi-family residential. The proposed density for the development is 2.1 units per acre, and a total residential unit count of 70 townhome units.

<b><i>REQUEST</i></b>	<b><i>Land Use Map</i></b>	<b><i>Requested Classification</i></b>	<b><i>Current Zoning</i></b>	<b><i>Requested Zoning</i></b>
<i>Land Use Amendment, PMDP-PUD, &amp; Rezone</i>	<i>Interstate Commercial</i>	<i>Multi-Family Residential</i>	<i>RS-40 Single Family Residential</i>	<i>RM-16 PUD</i>

**Future Land Use:** There will be a land use map amendment request due to the current land use of interstate commercial, and the request is for multi-family residential.

**Zoning:** The zoning is currently RS-40, single family residential. The applicant is seeking RM-16 PUD, multi-family residential. The overall density of the proposal is 2.1 units per acre. Staff recommends that the base zoning district be RM-8 (which allows up to 7.9 units per acre).

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

1. *is NOT agreement with the general plan for the area, and LAND USE PLAN*
2. *does not contravene the legal purposes for which zoning exists, and*

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

### **Preliminary Master Development Plan:**

Overview: The subject site is located on the north side of Pleasant Grove Road and is presently undeveloped land behind the existing Walmart. The proposal includes two parcels, one of which is approximately 6.49 acres and includes a conservation easement. The second/main parcel is 27.03 acres. The proposal includes 70 multi-family townhomes that are to be marketed as age-restricted in a horizontal property regime ownership arrangement.

The development timeline notes that this project is expected to be completed over a single phase over the course of approximately 2 years. This project will be comprised of 80.90% (27.51 acres) age restricted residential development and 19.10% (6.49 acres) dedicated conservation areas.

Bulk Standards: The total number of multi-family residential units is 70. The overall density is 2.1 units per acre. The minimum lot area is 2,700 sf for the proposed townhomes. A bulk standard waiver is sought to allow 15' minimum between all buildings, as both the residential units and amenities will be sprinkled. ISR ratio is acceptable at 25.2%.

Proposed & Required setbacks per RM-16 standards: No changes are requested.

Proposed:	Required:
Front: 20'	Front: 20'
Side: 8'	Side: 8'
Rear: 20'	Rear: 20'

Open Space/Amenities: The applicant has shown 20.1% (5.52 acres) of open space to be improved and unimproved. The improved open space is 10% (2.74 acres) and as proposed is to include a 7,520sf amenity center, 4,700sf pickleball courts, 1,370sf sitting areas, 19,690sf concrete walkways, 8,400sf greenway trails, 10,400sf pet park and 67,350sf of ponds. The unimproved open space is 10.1% (2.78 acres). Detention ponds cannot count toward improved open space calculations.

Pedestrian/Vehicle Connections: Vehicular connection is provided via a single access point to the south on Pleasant Grove Road. Pedestrian connections are shown on this PMDP and are complete and compliant with the City's subdivision regulations. A single sidewalk connection to Pleasant Grove Road for accessibility to the commercial areas abutting this development is provided via Weller Lane.

Bicycle parking is provided per code requirements with 7 spaces being required and 10 spaces are proposed. Wheel stops are not shown and are not permitted. Further parking review and refinement will occur with further submittals, including final master development plan and site plan.

5-104.1 and 4-114 Development Standards for Multi-Family Development: Approximately 10% of the site is devoted to improved open space (2.74 ac). Improvements are to include a minimum 7,520sf clubhouse/amenity center, pickleball courts, pool, and walking paths. Staff requests that the detention pond be removed from the list of improved opens space items. At least 10% improved open space shall be maintained.

Several waivers, listed below, are sought from the requirements of this section of code. All applicable regulations which do not receive a waiver will apply at final master development plan/site plan submittal, including those found in zoning regulations section 5-104 and subdivision regulations section 4-114.

Landscaping: The site will require landscape buffers. Enhanced landscape has been requested along the main ingress/egress of Weller Lane and around the amenity areas due to the proximity of the amenities to the residential units for additional privacy screening. Notes provided indicate that they will be in open space and maintained by the development owner. Notes also indicate that a tree preservation plan will be submitted at time of FMDP. A full landscape plan will be required at FMDP/site plan submittal and reviewed for code compliance at that time.

Other: All wet retention ponds shall include lighted fountains and include enhanced landscaping. The mail kiosk is currently noted as being located within the amenity center and the applicant has been instructed to obtain approval through the postmaster for this location, of which is to be provided at the time of FMDP submittal. Site lighting will be reviewed at FMDP submittal. Bike rack and decorative trash receptacle details are shown to be provided. The applicant has noted that a dumpster will not be utilized for the amenities and staff has requested the means of waste disposal for the residential units be identified.

Variances/Waivers: The following waivers are requested.

1. 5.104 – Bulk regulations. A waiver is requested to allow 15’ minimum area between all buildings since the residential buildings and amenity center will be provided with sprinkler systems. **STAFF SUPPORTS IF BUILDINGS ARE SPRINKLED.**
2. 5.104 - Request to omit the required perimeter fence. **STAFF SUPPORTS IF ENHANCED LANDSCAPING IS PROVIDED.**
3. 5-104 - Removal of playlot/playground due to this being an age-restricted development. **STAFF SUPPORTS DUE TO ADDITIONAL AMENITIES PROVIDED IN LIEU OF.**
4. 4-114 - Allow up to 50% secondary materials on all facades (residential and amenity center). **STAFF SUPPORTS. ELEVATION PERCENTAGES AND TYPES ARE TO BE PROVIDED AT FMDP.**
5. 5-104 Transitional protective yard ends at line of deed restriction on the west and at parcel 72.21 on the east. **STAFF SUPPORTS TERMINUS AT LINE OF DEED RESTRICTION ON WEST, BUT REQUESTS THE YARD CONTINUE FROM UNIT 21 DUE EAST TO INCLUDE UNITS 8-17 AND 1-4.**

6. Slopes greater than 20% can be disturbed in a cut condition only. – **PW TO RECOMMEND**
7. Allowance for private streets. – **PW TO RECOMMEND**
8. Cul-de-sac to exceed 14 units. – **PW TO RECOMMEND**
9. Cul-de-sac to exceed 700'. – **PW TO RECOMMEND**

**Summary:** This development proposes 70 age-restricted townhome units with age-appropriate amenities, on approximately 34 acres, to be located off Pleasant Grove Road, abutting the Paddocks Commercial development center. The units will be sold under a horizontal property regime. This project does not currently meet the future land use of interstate commercial and will require an amendment to multi-family residential. Staff does not typically support land use plan amendments but this is an acceptable instance as this development makes sense in this particular area. Staff recommends the base zoning district be RM-8 in lieu of the requested RM-16 as it is unnecessary due to the proposed density. The waivers listed above are subject to the Planning Commission and Board of Commissioners approval.

**Recommendation:** Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the land use amendment, rezone and preliminary master development plan for the Weller Life at Mt. Juliet Age Restricted Community, on Pleasant Grove Road, with the following conditions:

**Planning and Zoning:**

1. The base zoning district shall be RM-8 in lieu of RM-16, due to the density proposed.
2. Remove all ponds from improved open space calculations.
3. All requirements of the City's subdivision regulations shall be adhered to, except any waivers and variances approved by the Planning Commission and Board of Commissioners.
4. All bulk standards 5-103a shall be adhered to excepting any waivers granted by the Planning Commission and 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 Planning Commission and Board of Commissioners.
6. All HVAC and utility equipment shall be completely screened from view, whether ground wall or roof mounted. Screening shall be brick/stone screen walls or enhanced landscaping.
7. All wall mounted utility equipment shall be painted to match the facades.
8. All building mounted exterior lighting fixtures on the amenity buildings, shall be decorative.
9. Brick shall be clay, baked and individually laid.
10. Stone shall be individually laid.
11. Corner lots and end units shall be treated as critical facades with architectural variety with the units currently proposed, and shall include additional lots, #4 and #40.
12. Provide decorative street lighting throughout, also provide street light typical at Final Master Development plan. Maintenance and fees shall be the responsibility of the Developer owner.
13. Ensure light bleed from the amenity center and external activities do not negatively impact the residential lots nearby. Provide a full photometric plan and landscaping at FMDP.



14. All poles and posts shall be powder-coated black or a color sympathetic to the site. Channel posts are not permitted.
15. Mail kiosks shall be covered and well lit, provided the internal mail kiosk at the amenity Center as proposed is not approved by the Postmaster.
16. The amenity center shall be completed by the issuance of the 35th Certificate of Occupancy.
17. Provide decorative, low maintenance fencing around tennis/pickleball courts.
18. Provide split rail/farm style fencing along Weller Lane entrance from Pleasant Grove Road to enhance the streetscape. The fencing shall be decorative, low maintenance. Provide a detail at FMDP submittal.
19. Provide enhanced landscaping around the wet-pond.
20. Provide a lighted fountain for the wet-pond.
21. Provide a wave-style bike rack with a minimum of 10 bike parking spaces at the amenity center.
22. Provide details of trash service for the homeowners. Will they be included in the private trash service as proposed for the amenity areas?
23. Driveways shall be a minimum of 22' length and 18' width.
24. Development signage to be reviewed via separate application to the Planning Department.
25. Preserve as many trees as possible, especially around the perimeter. Provide a tree preservation plan with FMDP submittal.
26. Existing trees can be utilized for perimeter buffer, should they meet the code as such. Supplemental plantings will likely be required.
27. A complete landscape plan will be required at FMDP/PP Submittal.
28. Landscape buffers shall be located in open space and be maintained by the development owner.
29. Provide enhanced landscaping along the northernmost units #66-70.
30. Provide formalized elevations to include all materials and percentages at FMDP.
31. Please provide information within the deeds and covenants, keeping this development age restricted in perpetuity.
32. Units #5-7 are currently adjacent to wetlands. Provide results of ARAP and remediation requirements at FMDP/PP submittal.
33. The amenity center building shall be reviewed and approved via a separate application for a site plan to the Planning Department.
34. Update the cover page to notate Jon Baughman, City Planner as the point of contact for the Planning Department, and update the address to 115 Clemmons Rd.

Public Works:

1. The following variances are requested or required:
  - a. Cul-de-sac to exceed 14 units (4-104.4): SUPPORTED conditionally on the road being built as an access street (no modifications).
  - b. Cul-de-sac to exceed 700 ft (4-104.4): SUPPORTED conditionally on the road being built as an access street (no modifications).
  - c. Allow private streets (4-103.3): SUPPORTED
  - d. Slopes greater than 20% can be disturbed in a cut condition only: SUPPORTED

2. Based on the results of the MTA, the following transportation infrastructure improvements shall be required:
  - a. The crosswalk across the auto dealership driveways shall be improved to meet ADA standards as needed.
  - b. An enhanced crosswalk across Pleasant Grove Road shall be constructed and include pedestrian refuge within the median. The required enhancements and location of such crossing shall be determined at FMDP.
  - c. Restripe the existing crosswalks at the intersection of Pleasant Grove Road and Old Pleasant Grove Road.
3. On-street parking shall be parallel parking.
4. The stub road accessing lots 21-24 must be less than 150 feet long or else a turnaround is required.
5. Sidewalks abutting parking shall be at least 7' wide.
6. All driveways shall comply with TDOT's Highway Systems Access Manual.
7. All pedestrian facilities shall comply with ADA and PROWAG standards.
8. Sidewalks shall run all the way to Pleasant Grove Road (both sides of the drive).
9. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
10. Landscaping plans shall be approved prior to construction plan approval.
11. If wet ponds are used, aeration shall be provided.
12. Tennessee Rule 0400-10-.04 required for water quality and quantity.
13. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
14. Sewer availability has been requested.
15. All sanitary sewer shall be (minus service laterals) public and contained within a 20' easement (minimum).
16. Proposed pump station shall be public. The pump station shall be designed and built to City specifications.
17. Existing slopes equal to or greater than 20% shall not be within a proposed building envelope.
18. No onsite grinder systems or step systems will be allowed for this development.
19. Stormwater Coordinator: Identify all stream and storm structures and advise if they will be used, kept as is, or improved.

Wilson County Schools:

1. No Comments Received

West Wilson Utility District:

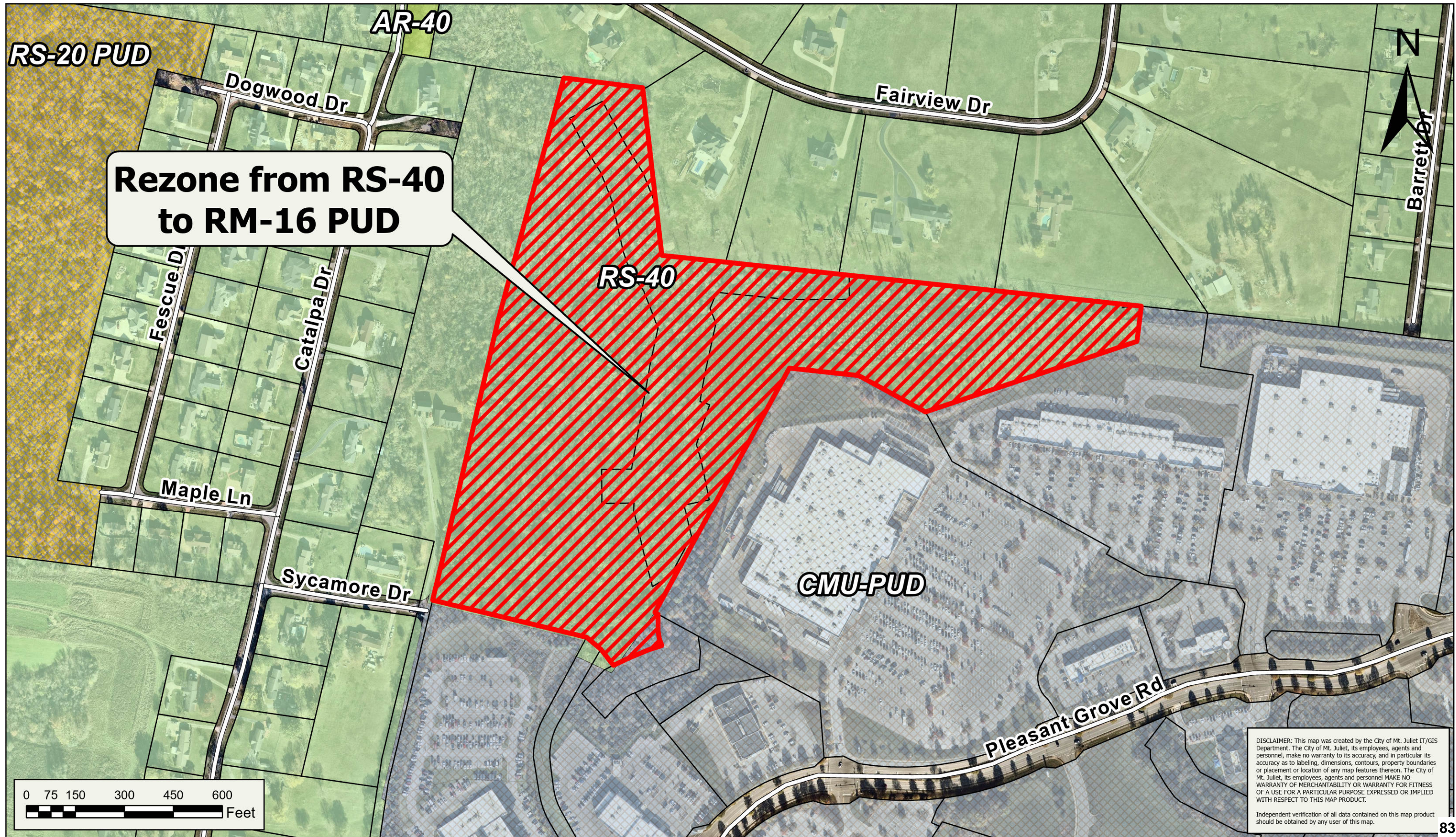
1. The water lines shown are not WWUD's design. There is a label that says 10' water line easement. The actual easement shall be 10' on each side of the centerline of the water line.





# Exhibit B- PMDP-PUD w/ Rezone

## Weller Life at Mt. Juliet Map 077, Parcels 072.21 & p/o 072.25







# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1009

**Agenda Date:** 2/20/2025

**Agenda #:** 7.A.

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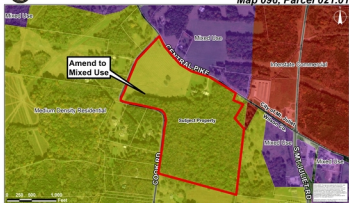
**Title:**

\*\*Review the Land Use Plan Amendment from Medium Density Residential to Mixed Use for LC Mt. Juliet II, located at 7800 Central Pike.



**Exhibit A**

**LC MJ II (Weathers Property) - FLU  
Map 096, Parcel 021.01**





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1010

**Agenda Date:** 2/20/2025

**Agenda #:** 7.B.

---

**Title:**

\*\*Review the Annexation and Plan of Services for LC Mt. Juliet II, located at 7800 Central Pike.





**Exhibit C**

**LC MJ II (Weathers Property) - Annex  
Map 096, Parcel 021.01**



## **RESOLUTION - 2025**

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE **LC MJ II PROPERTY, LOCATED AT 7800 CENTRAL PIKE** MAP 096 PARCELS 21.01, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY:

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

**WHERAS**, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of property known as LC MJ II located at 7800 Central Pike, In Wilson County, Tennessee, as described herein;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE THAT THE PROPERTY LOCATED AT 7800 CENTRAL PIKE, IN WILSON COUNTY, TENNESSEE IS ADOPTED.**

### **A. Police:**

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

### **B. Fire:**

1. The City of Mt. Juliet will assume primary responsibility for Fire Protection with automatic and mutual aid assistance from the Wilson County Emergency Management Agency.

### **C. Water:**

1. Water for domestic and commercial is already and will continue to be provided by the Gladeville Utility District.

### **D. Sanitary Sewers:**

1. Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.
2. The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.

### **E. Refuse Collection:**

## **RESOLUTION - 2025**

1. Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

### **F. Public Streets:**

1. Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.
2. Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)
3. Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.
4. Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.
5. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

### **G. Schools:**

1. The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

### **H. Inspection Services:**

1. Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

### **I. Planning:**

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: CMU-PUD

### **J. Street Lighting**

## **RESOLUTION - 2025**

1. The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

### **K. Recreation**

1. Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

### **L. Electrical Service**

1. Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

### **NOW THEREFORE BE IT RESOLVED:**

In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the resolution.

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

PASSED:

FIRST READING:

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James Maness, Mayor

ATTEST:

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Sheila S. Lockett, MMC  
City Recorder

APPROVED AS TO FORM:

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Kenny Martin, City Manager

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Samantha Burnett, City Attorney



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1011

**Agenda Date:** 2/20/2025

**Agenda #:** 7.C.

---

**Title:**

\*\*Review the Preliminary Master Development Plan, Planned Unit Development with a Rezone from R-1 to CMU-PUD, for LC Mt. Juliet II, located at 7800 Central Pike.



## MEMORANDUM

**Date:** February 20, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** LC Mt. Juliet II  
LUA, AX, PMDP PUD, RZ  
Map - 96  
Parcel(s) – 21.01

**Request:** Submitted by CSDG, on behalf of their client, the applicant requests an annexation, plan of services, land use plan amendment, rezone and preliminary master development plan approval for a mixed use development on Central Pike including commercial and residential in a mix of townhomes, rowhouses and apartment buildings totaling 655 residential units potentially located in district 3.

**History:** The property is 62.9 acres on the south side of Central Pike, between SW Cook Rd. and SMJR. The property is in Wilson Co. but within the City's urban growth boundary. The current zoning is Wilson County R-1. The applicant has requested a rezone CMU-PUD to develop a mixed-use community, LC II, similar to the LC at Providence, albeit larger. The application was originally submitted to the Planning Department in September 2022 and has been deferred since. The City's land use plan identifies the area as medium density residential. A summary of the request is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
CSDG/LC Mt. Juliet II	Medium Density Residential	Mixed Use	Wilson County R-1	CMU-PUD

**Future Land Use Plan:** The City's future land use map identifies the property as medium density residential. Medium density land use is found around the property south of Central Pike. The north side of Central Pike is classified as mixed-use. The land use plan does not support a request for mixed-use classification for this property.

**Zoning:** The zoning is R-1 in Wilson County, surrounding zoning as well. The applicant is seeking CMU zoning with a PUD overlay should the land use plan be amended.

**Urban Growth Boundary:** The subject property is in the City's urban growth boundary.

**Plan of Services:** A plan of services is included for review.

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

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

### **Preliminary Master Development Plan:**

Location/History: This development site is located on the south side of Central Pike, between SW Cook Road and SMJR. The property is in the City's urban growth boundary. Zoning is Wilson County R-1, low density residential. As explained above, should the property be annexed, a land use amendment and rezone are sought for mixed-use land use and CMU base zoning with a PUD overlay.

6-102a Bulk Standards: The total acreage of the proposed development is 62.9 acres, exceeding the minimum required for multifamily developments (20ac) and the proposed residential density is 9.60 units/acre, below the maximum permitted for the requested CMU zoning district (16.1 ac). 655 units are proposed. The development timeline includes two phases with the estimated completion being the first quarter of 2034. The estimated population is 1,114 persons at buildout. The 655 units are as follows:

1 bedroom: 162

2 bedroom: 289

3 bedroom: 204

Total: 655 units, 1,362 bedrooms

Mixed use developments are held to the residential bulk regulations of RM-16. ISR ratio is acceptable (55%, 70% max.) as is building coverage (25%, 50% max.), further review will occur at future final master development plan submittal. Mixed use requires 30' setbacks for all yards and this is displayed in the site data table.

6-104.1 Mixed-Use Regulations: 13.67% of the site is identified as commercial use. 25% is required per the requirements of ordinance 22-51 approved in October 2022. This is 9.23 acres on this site and includes the Goat (6,500sf) and Morning Ritual restaurant (coffee shop 2,000sq), outside dining, pickleball, volleyball courts, event hall (2,500) and wellness center (5,000sf). The residential buildings along Central pike will be strictly residential. Clarify what parking spaces and areas are commercial.



Streets/Sidewalks/Access: Six-foot-wide sidewalk is proposed along Central Pike and Cook Road. The internal sidewalk network is complete and supplemented by pedestrian trails in several locations. Vehicular access is proposed via Central Pike and via a realigned SW Cook Road. Internally, one road stub is proposed to the east of the development. Certain residential units will include a garage, one and two car are proposed. Pedestrian and vehicular connections are complete throughout the site.

Parking: Parking data indicates the site is overparked by 53 spaces. The parking comes in a variety of forms, parallel, garage and parking lot. Parking will need to comply with all zoning regulations at fmdp/site plan submittal.

Amenities: Most of the amenities are clustered around the northern part of the development, along Central Pike. These include: 2,600 sf pool, 6,700 sf pool deck, 14,000 sf volleyball courts, 6,980 sf wellness center and open space including paved pedestrian trails, seating areas and small neighborhood parks. The code requires the amenity area to be at least 2000sf up to 200 dwelling units and another 10sf of amenity space is required for every additional unit. The leasing area cannot count towards commercial calculations.

Multi-family and Commercial Building Design Standards: The proposed product is similar to what is existent at LC Mt. Juliet. The plans include a waiver request for the elevations as shown on Sheet C0.03. A maintenance building is proposed and notes indicate it will be faced with materials matching the building facades. The following building types are proposed:

C Block Townhomes: 379  
Row Home/Courtyard Home: 204  
Gretystone: 42  
Town Center: 30

Bicycle racks and trash cans are required at all the buildings. The trash compactor shall be screened per code requirements. One trash compactor, for over a thousand residents, located in the very non-central location at the southeast corner of the property is not acceptable, staff requests an additional receptacle. A mail kiosk is provided in a logical location, it shall be covered and well lit.

Article 6-104.1 requires mixed use developments comply with multi-family regulations found in 5-104.1. A waiver is requested to provide 100sf/bedroom of space to the amenity center rather than for a playground or tot lot as prescribed by the zoning ordinance. Outdoor seating is required at 20sf/bedroom as well and the plans show this accommodated in the areas around the pool and volleyball courts. All other mixed-use regulations shall be adhered to and will be reviewed further at future submittals.

Exterior lighting fixtures mounted to the buildings shall be decorative. Parking area lighting shall be decorative. All poles and posts shall be powder-coated black, channel posts are not permitted. Wheel stops are not permitted. Notes provided indicate that corner lots shall be critical façade lots. General notes on sheet C0.03 indicate compliance with the bulk of the general requirements the City asks of such PUDs.

Article X Landscaping: The applicant is requesting a landscape regulation waiver to omit a portion of the required landscaped buffer and privacy fence where the property abuts external streets. Staff supports this request if landscaping and split rail fencing with brick/stone termination columns to enhance the streetscape is provided.

Further, the applicant is requesting ornamental fencing, in lieu of opaque privacy fencing for the rest of the buffer areas. Staff supports this request. A type D buffer is provided where required for perimeter areas not adjacent to an external street. An additional buffer along Cook road is provide to screen the rear of the units in this location from the right-of-way. A full landscape plan will be required and reviewed upon FMDP/Site Plan submittal.

Waivers/Variances: The following six waivers are requested:

1. 4-102.104: Request to disturb up to 0.53 acres with slopes greater than 20% - **STAFF SUPPORTS**, do not place building envelopes in these areas.
2. 5-104.1: To omit a portion of the perimeter fence along the west and north sides of the site. The existing roadways will serve as the perimeter boundary - **STAFF SUPPORTS** if landscaping and split rail fencing with brick/stone termination columns to enhance the streetscape is provided.
3. 5-104.1: Request to provide an ornamental fence around a portion of the perimeter, in lieu of an opaque privacy fence - **STAFF SUPPORTS**
4. 5-104.1: To provide 100sf/bedroom of amenity space in lieu of a lot - **STAFF SUPPORTS**
5. 5-104.1: To use the façade materials as shown in lieu of 100% brick and stone
  - a. Greystone: Front 51% masonry, Rear 14% masonry, Side ??
  - b. Rowhome S5: Front 92% masonry, Rear 55% masonry, Side ??
  - c. Rowhome S9: Front 62% masonry, Rear 7% masonry, Side ??
  - d. C-Block: C23/24: Front 53%, Side 53% Rear ??
  - e. Commercial/Mixed Use Buildings: ???**STAFF DOES NOT SUPPORT – THE WAIVER REQUEST IS INCOMPLETE AS NOTED ABOVE**
6. 5-104.1: To allow a minimum separation of 15’ for “C Block Buildings” only - **STAFF SUPPORTS**, the buildings will be sprinkled.
7. To deviate from the standard road cross-sections to allow for the town center, residential – Parking one side, Residential – No parking, Residential – with parking both sides and Residential – alley cross-sections as shown in plans – **PW to recommend**
8. To allow for private streets – **PW to recommend**

Summary: The City’s future land use plan identifies the subject property as medium density residential, the applicants request for mixed use is not supported by the plan. Should the property be annexed and rezoned, a final master development plan and site plan shall comply with all applicable regulations other than any waivers approved.

Recommendation: Should the Planning Commission make a positive recommendation to the Board of Commissioners for the land use amendment, annexation, plan of service, rezone and preliminary master development plan for LC Mt Juliet II, please include the following conditions:

### Planning and Zoning:

1. Provide 25% commercial per the requirements of ordinance 22-51.
2. Clarify what amenities are open to the public, and what amenities are exclusive to the residents only. Amenities cannot be dually counted as both amenity and commercial for the purpose of meeting percentage requirements. Amenities and commercial areas shall be calculated separately.
3. Quantify how commercial area requirements for mixed use development are met. Do not include the leasing office in these calculations or residential parking areas.
4. All requirements of the City's Subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
5. 5-104.1 Multifamily guidelines shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
6. 6-104.1 Mixed-use regulations shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
7. Provide additional information on the façade materials proposed for all structures and include all sides of each structure.
8. The leasing office shall not count towards commercial requirements.
9. HVAC and utility equipment shall be screened entirely from horizontal view, utility meters shall be screened with brick/stone screen walls.
10. All exterior lighting fixtures shall be decorative.
11. Brick shall be clay, baked and individually laid.
12. Stone shall be individually laid.
13. Every wet ponds shall have lighted fountains and landscaping around the perimeter.
14. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan submittal.
15. Provide a trash can and bike rack at each building.
16. Grill locations shall be shown on the FMDP. Provide gas grills in a brick or stone base.
17. The trash compactor shall be faced with masonry and meet the requirements of 6-103.7, regulations for dumpster enclosures.
18. Remove detention ponds from improved open space calculations.
19. Along SW Cook and Central Pike Road frontage, provide enhanced landscaping including a split rail fence with brick/stone termination columns to enhance street scape.
20. Remove village center residence buildings from the commercial space calculations.
21. 2,000sf of clubhouse, up to 200 units, are required, plus 10sf per each additional dwelling unit, identify how this is accomplished.

### Public Works:

1. Variance Requests:
  - a. Request to allow private roads (Sub. Reg. 4-103.3): SUPPORTED only if City design standards are met.
  - b. Request to allow requested street cross sections: SUPPORTED only if the streets are private. A multi-use path should be considered on the busier streets.
  - c. Request to disturb a maximum of 0.53ac of >20% slopes in a cut condition: SUPPORTED
2. Central Pike & Access:

- a. Applicant agrees to dedicate all necessary ROW and Easements for the Central Pike Widening project once the ROW plans are finalized. It is understood that the area of estimated ROW dedication shown in the PMDP/PUD may be different than what is actually needed for the project, because Central Pike could be realigned to correct geometric deficiencies.
  - b. According to TDOT's Central Pike planning report and Access Manual, pre-determined, full access points shall be planned for on Central Pike. To provide evenly spaced intersections between Providence Parkway and Central Pike, full access points shall be approximately 1,260 feet apart. This is generally compliant with the Access Manual and fits within the existing roadway network.
  - c. Prior to the first CO, realign SW Cook Road to intersect with Central Pike approximately 2,520 feet from Providence Parkway (centerline to centerline) and 2,520 feet from S. Mt. Juliet Road (centerline to centerline). The realigned portion of the road between Road A and Central Pike shall conform to the City standards based on ADT and be located outside the floodplain. The road may be located between the site and the pond area to better fit with the site plan and intersection with Central Pike.
  - d. Provide a 10-foot multi-use path on the east side of SW Cook to Central Pike.
  - e. The applicant agrees to dedicate all necessary ROW and easements for the SW Cook Road improvements even if the improvements are constructed by others.
  - f. Provide all necessary exhibits and legal descriptions to assist the City in requesting annexation of SW Cook Road from the site drive to Central Pike.
  - g. If improvements to Central Pike do not happen prior to the SW Cook realignment, left and right turn lanes shall be constructed on Central Pike at the intersection with SW Cook Road.
  - h. At the main access to Central Pike, full access may be permitted so long as the 1,260 feet distance can be maintained between SW Cook Road and S. Mt. Juliet Road, respectively (centerline to centerline).
    - i. Provide separate left and right turn lanes exiting the site onto Central Pike.
    - ii. If improvements to Central Pike do not happen prior to the access connection, left and right turn lanes shall be constructed on Central Pike at the intersection.
  - i. Provide signal warrant analyses on Central Pike at the 50<sup>th</sup> and 90<sup>th</sup> percentiles of the build-out for both the SW Cook and main access to the site. Should warrants be met, signals may be required at one or both intersections, at the discretion of the Director of Engineering.
3. Central Pike at S. Mt. Juliet Road (SMJR):
    - a. Scenario #1: If SMJR is not improved prior to the 100<sup>th</sup> certificate of occupancy (CO) being issued, the following shall apply:
      - i. Construct dedicated westbound and eastbound left turn lanes on Central Pike.
      - ii. The traffic signal shall be modified to allow for the additional phases.
      - iii. Issuance of building permits shall be withheld either until the above improvements are completed or the TDOT project has substantially improved the intersection.
    - b. Scenario #2: If SMJR is not improved prior to the 300<sup>th</sup> CO being issued, the following shall apply:

- i. Provide a southbound right turn lane on SMJR.
  - ii. Provide an eastbound right turn lane on Central Pike.
  - iii. The traffic signal shall be modified to allow for the additional movements.
  - iv. Issuance of building permits shall be withheld either until the above improvements are completed or the TDOT project has substantially improved the intersection.
- c. Scenario #3: A cash in-lieu option for each specific improvement may be explored with any funds utilized for improvements to the Central Pike corridor in the vicinity of the project. Final approval for any in-lieu option shall be by the BOC.
- 4. A cul-de-sac shall be installed on the existing SW Cooks Road to terminate the road prior to intersecting with Central Pike.
- 5. The connection from SW Cooks Road into the site will be required in Phase 1 based on the anticipated unit count.
- 6. Several enhanced pedestrian crossings will be required on site. The location and method of enhanced crossings shall be determined at FMDP.
- 7. An access easement shall be provided for the parcel to the east to connect to the site at the road stub.
- 8. All sanitary sewer shall be (minus service laterals) public and contained within a 20' easement (minimum). A macerator for the site will be required.
- 9. Existing conditions show at least seven (7) karst features.
- 10. Provide a 10' wide multi-use path along the frontage on Central Pike
- 11. Provide a driveway connection from the Hamilton Hill Community Center to the site.
- 12. Sewer availability has expired. Request updated sewer availability for the project.
- 13. There currently is no sewer infrastructure along Central Pike. The developer will be responsible for the installation of sewer infrastructure to serve development.
- 14. If wet ponds are used, aeration shall be provided.
- 15. Upon construction plan submittal, provide site distance analysis at each driveway to ensure the departure sight triangle meets AASHTO standards. If the minimum sight distance is not met, then either the driveway location will need to be revised or the geometry of Central Pike will need to be modified to improve the site distance.
- 16. Landscaping plans shall be approved prior to construction plans approval.
- 17. All proposed roads shall meet the City of Mt. Juliet design standards.
- 18. A sidewalk is required along the entirety of the project frontage with SW Cook Road. A sidewalk will be required outside the right-of-way along the county-owned portion of SW Cook Road and be the responsibility of the property owner.
- 19. No angled or perpendicular parking along the roadways.
- 20. Sidewalks shall be a minimum of 7' wide if abutting parking.
- 21. The phases shall be coordinated so all units derive access from streets constructed in that phase. Phase lines may not run along the centerline of a road or run through an intersection.
- 22. Crosswalks are required to be striped on SW Cooks Road.
- 23. Curb extensions shall be added at all three leg intersections with parallel parking provided. No parking spaces shall be provided in the intersection.
- 24. Stormwater Coordinator: Buffer signage needed at construction plan along buffers with no mow language.
- 25. Stormwater Coordinator: Construction Plans – Tennessee Rule 0400-10-.04 required for water quality and quantity.

26. 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.
27. All driveways shall conform to the Highway System Access Manual published by TDOT.
28. All facilities shall conform to ADA and PROWAG standards.
29. The east-west streets around the eastern pocket parks create offset intersections.
30. Bicycle infrastructure is not currently provided within the site. Several private streets meet the residential collector ADT threshold, which would include bike lanes.
31. All intersections shall meet or exceed the intersection sight distance standards provided by AASHTO.
32. Staff remains concerned about sending the residential traffic through the commercial driveway.
33. Stormwater: Water Quality - TN Rule 400-10-.04 applies.

West Wilson Utility District:

1. No Comments Received

Wilson County Schools:

1. WWUD has no comments. This project is not in WWUD's service area.



**Exhibit B**

**LC MJ II (Weathers Property) - Rezone  
Map 096, Parcel 021.01**







# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1065

**Agenda Date:** 2/20/2025

**Agenda #:** 7.D.

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**Title:**

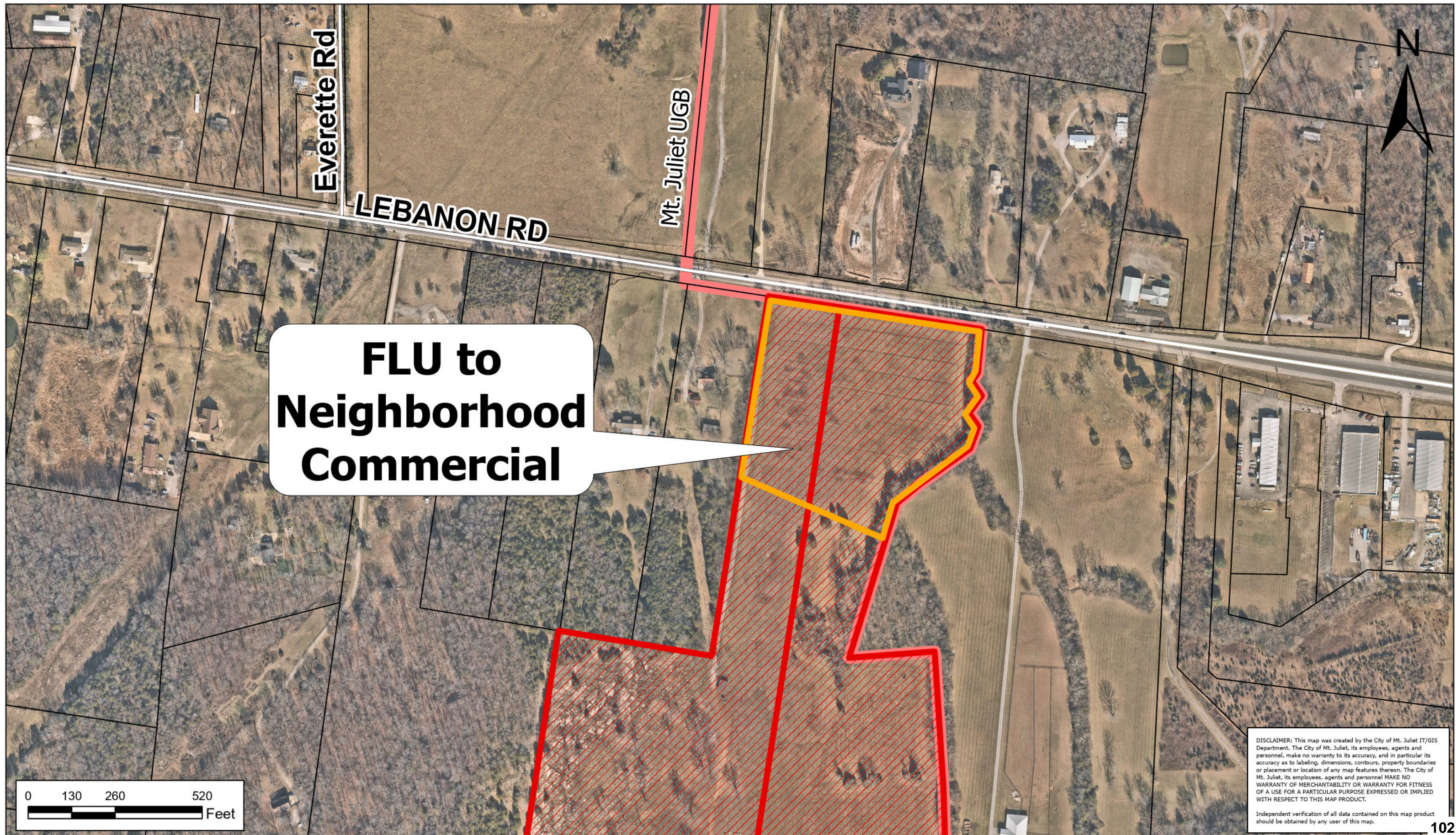
\*\*Review the Land Use Plan Amendment from Low Density Residential to Neighborhood Commercial for Mira Bella located off Lebanon Road.





# Exhibit A - FLU Amendment

Mira Bella  
Map 055, p/o Parcels 070.02 & 070.03







# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1066

**Agenda Date:** 2/20/2025

**Agenda #:** 7.E.

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**Title:**

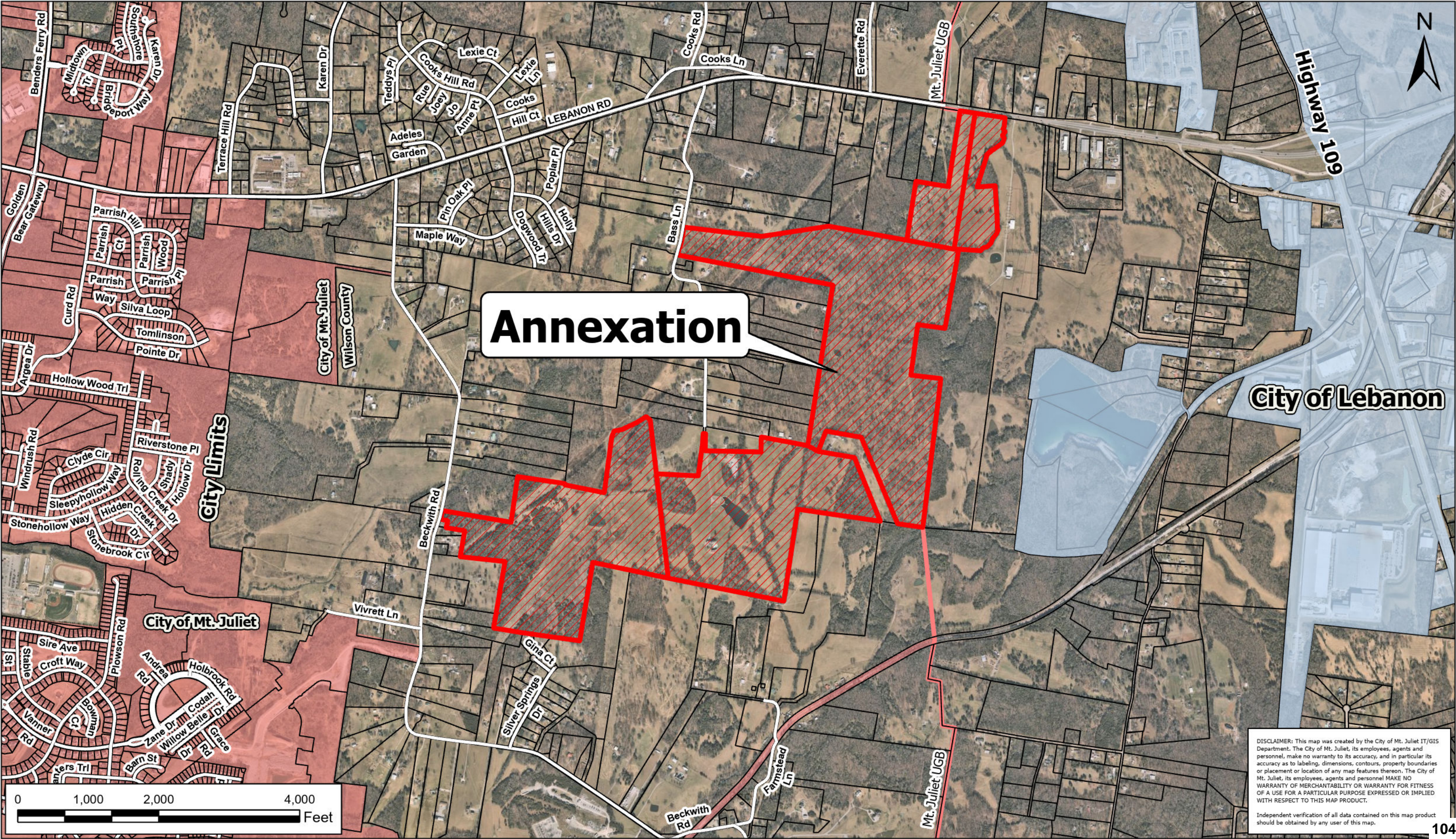
\*\*Review the Annexation request, including a Plan of Services, for Mira Bella located off Lebanon Road and Bass Lane.





# Exhibit B - Annexation

Mira Bella  
Map 055, Parcels 070.02, 070.03,  
092.00, 092.04 & 102.00





## RESOLUTION – 2025

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE **MIRA BELLA SUBDIVISION** PROPERTY, LOCATED AT THE SOUTHEAST INTERSECTION OF LEBANON ROAD AND BASS LANE MAP 055 PARCELS 70.02, 70.03, 92.00, 92.04, 102.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY:

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

**WHERAS**, the City of Mt. Juliet (herein referred to as “City”) contemplates annexation of property known as Mira Bella Subdivision located at The Southeast Intersection of Lebanon Road and Bass Lane, In Wilson County, Tennessee, as described herein;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE THAT THE PROPERTY LOCATED AT THE SOUTHEAST INTERSECTION OF LEBANON ROAD AND BASS LANE, IN WILSON COUNTY, TENNESSEE IS ADOPTED.**

### **A. Police:**

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

### **B. Fire:**

1. The City of Mt. Juliet will assume primary responsibility for Fire Protection with automatic and mutual aid assistance from the Wilson County Emergency Management Agency.

### **C. Water:**

1. Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

### **D. Sanitary Sewers:**

1. Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.
2. The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.

## **RESOLUTION – 2025**

### **E. Refuse Collection:**

1. Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

### **F. Public Streets:**

1. Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.
2. Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)
3. Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.
4. Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.
5. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

### **G. Schools:**

1. The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

### **H. Inspection Services:**

1. Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

### **I. Planning:**

## **RESOLUTION – 2025**

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned RS 40 & CNS PUD

### **J. Street Lighting**

1. The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

### **K. Recreation**

1. Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

### **L. Electrical Service**

1. Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

### **NOW THEREFORE BE IT RESOLVED:**

In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the resolution.

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

PASSED:

FIRST READING:

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James Maness, Mayor

ATTEST:

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Sheila S. Lockett, MMC  
City Recorder

APPROVED AS TO FORM:

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Kenny Martin, City Manager



## **RESOLUTION – 2025**

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Samantha Burnett, City Attorney



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1067

**Agenda Date:** 2/20/2025

**Agenda #:** 7.F.

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**Title:**

\*\*Review the Preliminary Master Development Plan PUD, including a rezone from Wilson County R-1 to CNS and RS-40, for Mira Bella located off of Lebanon Road and Bass Lane.



## MEMORANDUM

**Date:** February 20, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Mira Bella Subdivision  
LUA, AX, PMDP PUD, RZ  
Map - 55  
Parcel(s) – 70.02, 70.03, 92.00, 92.04, and 102.00

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**Request:** Submitted by M2 Group, LLC, on behalf of their clients, the applicant requests an annexation, plan of services, land use plan amendment, rezone and preliminary master development plan approval for a development on Lebanon Road to include both commercial (52,725 sf) and 434 residential units.

**Overview:** This development site includes 398.73 acres on the south side of Lebanon Road, east of Beckwith Road and Bass Lane. The property is in Wilson County but within the City's urban growth boundary. The current zoning is Wilson County R-1, for all five (5) parcels submitted. The applicant has requested to rezone to RS-40 and CNS, to develop a mixed-use community with commercial parcels along Lebanon Road and residential behind. The City's land use plan identifies the area as low density residential. A summary of the request is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
M2/Mira Bella	Low Density Residential	Commercial Neighborhood Services & Low Density Residential	Wilson County R-1	RS-40 and CNS

**Future Land Use Plan:** The City's future land use plan identifies the property as low density residential for all parcels. Low density land use is found around the property both north and south of Lebanon Road and east of Beckwith Road. The land use plan amendment is only for the property adjacent to Lebanon Road and does not apply to the remainder of the development site. The land use plan does not support a request for commercial neighborhood services. The land use plan will not need to be amended for the residential component of this development.

**Zoning:** The zoning is R-1 in Wilson County, surrounded by this same zoning as well. The applicant is seeking CNS zoning along Lebanon Road and RS-40 zoning for the remaining residential area with a PUD overlay.

Urban Growth Boundary: The subject property is in the City's urban growth boundary.

Annexation/Plan of Services: The property is located within the City's urban growth boundary. A plan of services is included for review.

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

1. *IS NOT agreement with the general plan for the area, and **LAND USE PLAN FOR NEIGHBORHOOD COMMERCIAL***
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: This PUD is located on the south side of Lebanon Road, east of Beckwith Road and Bass Lane. The entrances to the subdivision are shown on Lebanon Road and Beckwith Road. The Lebanon Road frontage will be zoned commercial and include over 50,000sf of commercial space on CNS zoning. Three types of residential product are proposed as are extensive amenities. The pmddp does not include enough detail of the commercial component. Six phases are proposed, five residential and the sixth being the commercial area. A development timeline is not included.

5-102 & 6-102 Residential & Commercial Bulk Standards: The total area of the PUD is 398.73 acres. The proposed open space (programmed) is 28.61 acres or 39% and open space for preservation is 136.24 acres. The PUD includes 434 single family lots and around 50,000sf of commercial uses. Overall density is 1.09 units/acre, under the maximum of 1.1 units per acre for residential PUDs. Minimum lot area is at least 10,000sf (10,000sf min. required) for each unit type. Average lot size is in excess of the minimum (15,000sf) for each product except Type 1 (13,207sf, a waiver is requested). The average lot size for the whole development is 19,427sf. Waivers requested from the requirements of the residential bulk standards include:

Setbacks:

Front – 20' requested (all lots), 50' required  
Side - 7.5' requested (Type 1 & 2 lots), 25' required  
Side - 10' requested (Type 3 lots), 25' required  
Rear – 20' requested (all lots), 40' required

Minimum lot width @ building line – 50' (Type 1 lot), 65' (Type 2 lot), 90' (Type 3 lot), 125' required.

Lot coverage - 50% (Type 1 lot), 40% (Type 2 lot), 35% (Type 3 lot), 15% required.

Average lot size (13,207sf) less than 15,000 sf for Type 1 lots (297 lots).

Bulk regulation waivers are not requested for the commercial component of this development and it shall comply with all applicable regulations at site plan submittal.

Vehicular & Pedestrian Access: The subdivision will be served via two access points, with the main one being on Lebanon Road, and the secondary access point on Beckwith Road. Sidewalk shall be installed on both sides of all internal streets and along any external frontage per the City's subdivision regulations, excepting any waivers granted via this PUD approval.

Amenities: Approximately 41% /163.85 acres of the PUD is green/open space. The applicant has provided extensive amenity areas that include multiple buildings, playgrounds, parks, with trails/greenways.

Article 10 Landscaping: Buffers are not required along much of the perimeter due to residential zoning adjacent. There will be a Type D-4 buffer yard required between the commercial area on the northern end of the development and the delineation area for the residential portion of the project. Landscape plans shall be required and reviewed for compliance at final master development plan/preliminary plat/site plan submittal. A note shall indicate that landscape buffers will be located in open space and maintained by the HOA. A conceptual tree and natural buffer preservation exhibit showing vegetation retention has been provided and will be requested to be included as part of the landscape plan review at a future date. Perimeter trees shall be preserved to the fullest extent possible.

5-104.1 Residential Design Regulations: As described below, the applicant is requesting a design waiver for 65% brick/stone with the remainder to be secondary materials in the form of stucco for 35% due to the architectural design of this Tuscan themed development. Vinyl will not be used in this project. Further review of residential zoning requirements will occur at fmdp and preliminary plat submittal at a future date.

6-103.7 Commercial Design Standards: The PUD includes 52,725sf of commercial space. The applicant is requesting a design waiver for the commercial portion as well to coincide with the residential design elements. This waiver request is for 65% brick/stone with the remainder to be secondary materials in the form of stucco for 35% due to the architectural design of this Tuscan themed development. Vinyl will not be used in this project. Further review of compliance with commercial regulations will be via fmdp and site plan review at a future date.

Other: The mail kiosk location is currently shown in the southwestern corner of the development at the Beckwith Road entrance. Due to the overall size of the development, staff is requesting the developer to work with the Postmaster to provide a second location for the residents and tenants in the northern portion of the development. These locations shall be required at fmdp, and shall be covered, lighted and provide adequate parking for mail retrieval.

All fencing shall be decorative, low maintenance material. Retaining walls shall be faced with brick, stone or constructed of versa-lok or similar segmental block products. Corner lots shall be treated as critical façade lots and shall include additional architectural features. Notes indicate that lighted fountains will be included in wet detention ponds, and all detention ponds will have enhanced landscape screening. Decorative lighting, including street lights will be carried throughout the development and will also be included at the entrances to the development. These will be maintained by the HOA.

Variances/Waivers: The following waivers are requested as part of the PMDP:

1. Bulk Standards RS-40 base zoning -  
Front – 20’ requested (all lots), 50’ required  
Side - 7.5’ requested (Type 1 & 2 lots), 25’ required  
Side - 10’ requested (Type 3 lots), 25’ required  
Rear – 20’ requested (all lots), 40’ required  
Minimum Lot width – 50’ (Type 1 lot), 65’ (Type 2 lot), 90’ (Type 3 lot), 125’ required  
Lot coverage -50% (Type 1 lot), 40% (Type 2 lot), 35% (Type 3 lot), 15% required  
Average lot size less than 15,000 sf for Type 1 lots (297 lots), 10,000 sf min w/ minimum 15,000 sf avg required over all lot types combined. (13,207sf for Type 1 lots) **STAFF FINDS THIS REQUEST UNECCESARY DUE TO THE OVERALL AVERAGE FOR THE SUBDIVISION BEING GREATER THAN 15,000SF (19,427SF)**
2. 5.104 Residential Design Regulations – A waiver is requested for 65% brick/stone with the remainder to be secondary materials in the form of stucco for 35% due to the architectural design of this Tuscan themed development. **STAFF SUPPORTS**
3. 6.104 Commercial Design Regulations - A waiver is requested for 65% brick/stone with the remainder to be secondary materials in the form of stucco for 35% due to the architectural design of this Tuscan themed development. **STAFF SUPPORTS**
4. Allow Front facing garages on both sides of the street with recessed garages for access lanes and streets.
5. Private streets with gated access at both entrances. **PW TO RECOMMEND**
6. Temporary gated emergency fire access from Bass Lane prior to constructing a second entrance. **OTHERS TO RECOMMEND**
7. Sidewalks on one side of road in locations without lots and sections of road that are single loaded. **STAFF DOES NOT SUPPORT**
8. (76) Lots with driveways onto collector roads. **PW TO RECOMMEND**
9. Design speeds -  
Residential access streets – Reduce design speed to 25 mph for private streets.  
Residential access lanes – Reduce design speed to 25 mph for private streets.  
Residential collectors – Reduce design speed to 30 mph and remove bike lanes from typical section for private streets. **PW TO RECOMMEND**
10. Road slopes – maximum of 10% for collector roads and 12% for access streets and lanes. **PW TO RECOMMEND**
11. Road centerline radius –  
Minimum centerline radius less than 333’ for 30 mph – (7) curves  
Minimum centerline radius less than 198’ for 25 mph – (17) curves **PW WORKS TO RECOMMEND**
12. Cul-De-Sacs-

Exceed 700' length – (3) locations- Provide 24' wide asphalt pavement.

Exceed (14) lots – (4) locations – Provide 24' wide asphalt pavement. **PW TO RECOMMEND**

**Summary:** The request is for a 398.73 acre planned unit development with 52,725sf of commercial space and 434 single family residential units on the east side of town, south of Lebanon Road, east of Beckwith Road. This is a low density, highly amenitized subdivision with a residential density of 1.09 units per acre. The average lot size is 19,427sf. The land use amendment is for the commercial component only, the remainder of the site already falls under a low-density land use designation.

The waivers listed above are subject to Planning Commission and Board of Commissioners approval. Further review will occur at final master development plan, preliminary plat and site plan submittal should this PUD and preliminary master development plan be approved.

**Recommendation:** Should the Planning Commission make a positive recommendation to the Board of Commissioners for the land use amendment, annexation, plan of service, rezone and preliminary master development plan for Mira Bella, please include the following conditions:

**Planning and Zoning:**

1. Waivers are subject to the Planning Commission and Board of Commissioners' approval.
2. All requirements, except any waivers granted, of 5.104.4 shall be adhered to.
3. All requirements, except any waivers granted, of 6.103.7 shall be adhered to.
4. All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers granted.
5. Brick shall be clay, baked and individually laid.
6. Stone shall be individually laid.
7. Identify all critical façade lots at final master development plan submittal.
8. A complete landscape plan will be required at final master development plan submittal.
9. Provide formalized elevations to include all materials and percentages at final master development plan submittal.
10. Provide a summary of all residential unit types, with details about the differences in each type at final master development plan submittal.
11. Preserve as many trees as possible, especially around perimeter. Provide a tree preservation plan with final master development plan submittal. Existing trees can be utilized for perimeter buffer, should they meet the code as such.
12. Landscape buffers shall be in open space, not on individual lots, and shall maintained by the HOA in perpetuity.
13. All detention/retention ponds shall be screened with vegetation. Wet ponds shall include lighted aeration.
14. Provide decorative treatment for the main roads, i.e., split rail fencing, extra landscaping, street lighting.
15. Screen residential HVAC condenser units with landscaping and specify their location on the final master development plan submittal.
16. Commercial HVAC and utility equipment shall be screened entirely from horizontal view via a parapet wall.



17. Provide decorative street lighting throughout including at both entrances. Also provide street light typical at FMDP. Maintenance and fees shall be the responsibility of the HOA.
18. Ensure light bleed from the amenity areas and external activities do not negatively impact the residential lots nearby. Provide full photometric plan at final master development plan submittal.
19. All building mounted exterior lighting fixtures shall be decorative. Wall packs are not permitted.
20. Signage shall be reviewed via separate application to the Planning Department.
21. Provide the square footage of commercial development proposed for the area along Lebanon Road.
22. Vinyl shall not be permitted as a façade material.
23. Metal shall not be permitted as a façade material.
24. A trash receptacle and bike rack, per zoning regulations, will be required at each commercial building and at all amenity areas.

#### Public Works:

1. Staff supports request to disturb slopes exceeding 20% in a cut condition only. No fill shall be allowed within these slope conditions.
2. Existing steep slopes (>20%) shall not be permitted within a building envelope, per the Land Development Code.
3. All sewer shall be public and contained within a 20' easement.
4. If wet ponds are used, aeration shall be provided.
5. No onsite grinder systems or step systems will be allowed for this development.
6. 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.
7. Landscaping plans shall be approved prior to construction plans approval.
8. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
9. Proof of easements for offsite sewer shall be **obtained and submitted** to the Engineering Department **prior** to PMDP/PUD approval by the BOC.
10. TVA approval shall be submitted prior to PMDP/PUD approval by the BOC.
11. All proposed sewer pump stations shall be public and built to City specifications.
12. All pedestrian facilities identified as "Multi-use Path" in the plans shall be at least 10' wide. A minimum width of 8' is permissible only in areas with geometric constraints.
13. All facilities will be ADA and PROWAG compliant.
14. All driveways shall comply with TDOT's Highway Systems Access Manual.
15. Adequate sight distance shall be provided at all intersections. Sight distance profiles will be provided at FMDP. Landscaping shall not be provided within the sight triangles.
16. Sidewalks abutting parking shall be at least 7' wide.
17. The connection of the proposed collector road to Lebanon Road shall be required prior to the 99th CO in Phase 3 (The first phase east of the Bass Lane emergency exit).

18. Roundabouts shall be installed along the collector to provide traffic calming. Coordinate with staff on locations at FMDP.
19. Enhanced pedestrian crossings are required within the loop road for safe access to the amenity center.
20. A cul-de-sac or other acceptable turnaround is required on the access lane that includes the emergency access to Bass Lane.
21. Roadway Variances:
  - a. Request to allow private and gated streets (Sub. Reg. 4-103.3): NOT SUPPORTED as the future transportation plan calls for collectors connecting Beckwith Road and Bass Lane on this parcel.
  - b. Request to exceed 99 units on a single access point for Phases 1 and 2 (Sub. Reg. 4-103.205 (d)): SUPPORTED as the development team is providing a second access point to Bass Lane that is gated for emergency vehicles only and additional access shall be provided in future phases.
  - c. Request to reduce design speed of an access lane to 20 mph (Sub. Reg. 4-104.4): NOT SUPPORTED
  - d. Request to reduce design speed of an access street to 25 mph (Sub. Reg. 4-104.4): SUPPORTED
  - e. Request to reduce the design speed of a residential collector to 25 mph (Sub. Reg. 4-104.4): NOT SUPPORTED but would support 30 mph with traffic calming.
  - f. Request to omit bicycle lanes on a residential collector (Standard Drawing ST-108): NOT SUPPORTED
  - g. Request to exceed maximum slopes on a collector up to 10% total (Sub. Reg. 104-4): SUPPORTED ONLY ON SECTIONS WITH NO FRONTAGE. Regardless of the variance, all collectors may not exceed 3% within 50 feet of intersections.
  - h. Request to exceed slopes on an access street up to 12% total (Sub. Reg. 104-4): NOT SUPPORTED as 12% exceeds fire code. Regardless of the variance, all access lane and access streets may not exceed 5% within 50 feet of an intersection.
  - i. Request to allow front facing garages on an access street (Zoning Reg. 5-104.4 (10 b)): SUPPORTED on one side of the street only. The other side shall be side loaded.
  - j. Request to omit sidewalks in sections without frontage (Sub. Reg. 4-103.103): NOT SUPPORTED. Should this variance be granted, sidewalks must transition sides of the street at intersections.
  - k. Request to have lot frontages on residential collectors with ADT exceeding 2,000 vehicles per day (Sub. Reg. 4-104.303): NOT SUPPORTED.
  - l. Request to include horizontal roadway radius under AASHTO standard: SUPPORTED only by lowering the design speed with traffic calming and outside areas exceeding standards for slope.
22. Cul-de-sac variances:
  - a. Request to exceed 700' length (Sub. Reg. 4-104.4): SUPPORTED with at least 24' wide pavement section.
  - b. Request to exceed 14 lots (Sub. Reg. 4-104.4): SUPPORTED with at least 24' wide pavement.
23. Cross access easement or stub roads will be required at the following locations unless variances are approved to allow private streets:

- a. The access street cul-de-sac adjacent to Lot 131 OR off the collector opposite Lot 163 to provide connection to the lot on Map 71 Parcel 4.08. This connection shall be classified as a collector per the future transportation plan.
  - b. The proposed access street cul-de-sac near lot 215 shall extend to the lot on Map 71 Parcel 5.00. This temporary cul-de-sac shall be up classified as an Access Street due to future anticipated traffic.
  - c. A stub road shall be located off the collector between lots 431 and 430 providing connection to the lot on Map 55 Parcel 68.04.
  - d. A stub road shall be located on the access road, between lots 317 and 318 to provide access to the lots on Map 55 Parcels 75.01 and 70.01.
  - e. Stub roads shall only be provided if the internal streets are public. Stub roads shall not be provided from private roads. Stub roads are required to be collector streets per Subdivision regulation 4-104.405.
24. Provide access to the residence on parcel located at Map 55 Parcel 61.01. Documentation shall be provided to the City prior to the construction plan review proving access to Bass Lane does not need to be maintained.
25. The loop road around the amenity center is required to meet horizontal curve radius guidelines provided by AASHTO. Traffic calming may be provided to adjust design speeds.
26. Parking shall not be permitted along the collector street, including adjacent to the retail component.
27. Sidewalks are required along the collector road through the retail portion of the development.
28. Lebanon Road and Beckwith Road:
  - a. A signal warrant analysis indicated that a traffic signal will be warranted at this intersection, however this intersection is outside the City limits.
  - b. The Wilson County Road Commission has indicated that they would support maintaining a signal at this intersection.
  - c. The design of this signal shall comply with any TDOT and Wilson County Road Commission standards.
29. Lebanon Road and New Collector Road:
  - a. An eastbound right-turn lane shall be constructed when this connection is made. This turn lane will be designed to TDOT standard and requires TDOT approval.
  - b. A westbound left-turn lane shall be constructed when this connection is made. This turn lane will be designed to TDOT standard and requires TDOT approval.
  - c. Street lighting shall be provided.
  - d. Signal warrant analysis indicates an additional signal is warranted at this intersection. However, this would require poles being placed outside the Urban Growth Boundary.
30. Sidewalks shall be constructed along the project frontages at Beckwith Road and Lebanon Road. Beckwith Road is a county road; therefore, the sidewalk shall be outside the public right-of-way and be the responsibility of the HOA. Sidewalks shall be at least 6' wide.

Fire Department:

1. No Comments Received.

West Wilson Utility District:

1. The proposed water lines shown are not WWUD's design.

Wilson County Schools:

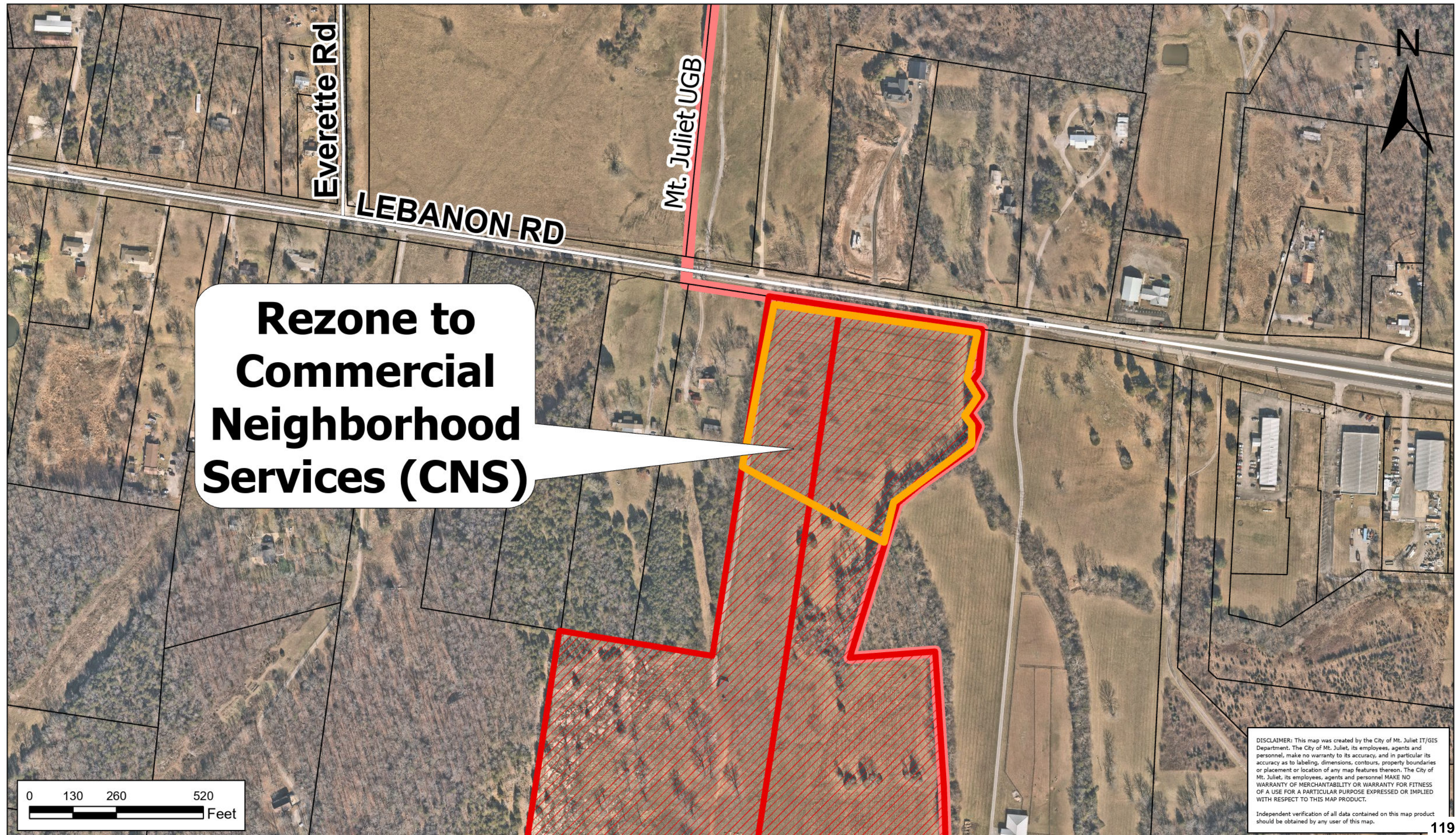
1. No Comments Received.





# Exhibit C - Rezone

Mira Bella  
Map 055, p/o Parcels 070.02 & 070.03

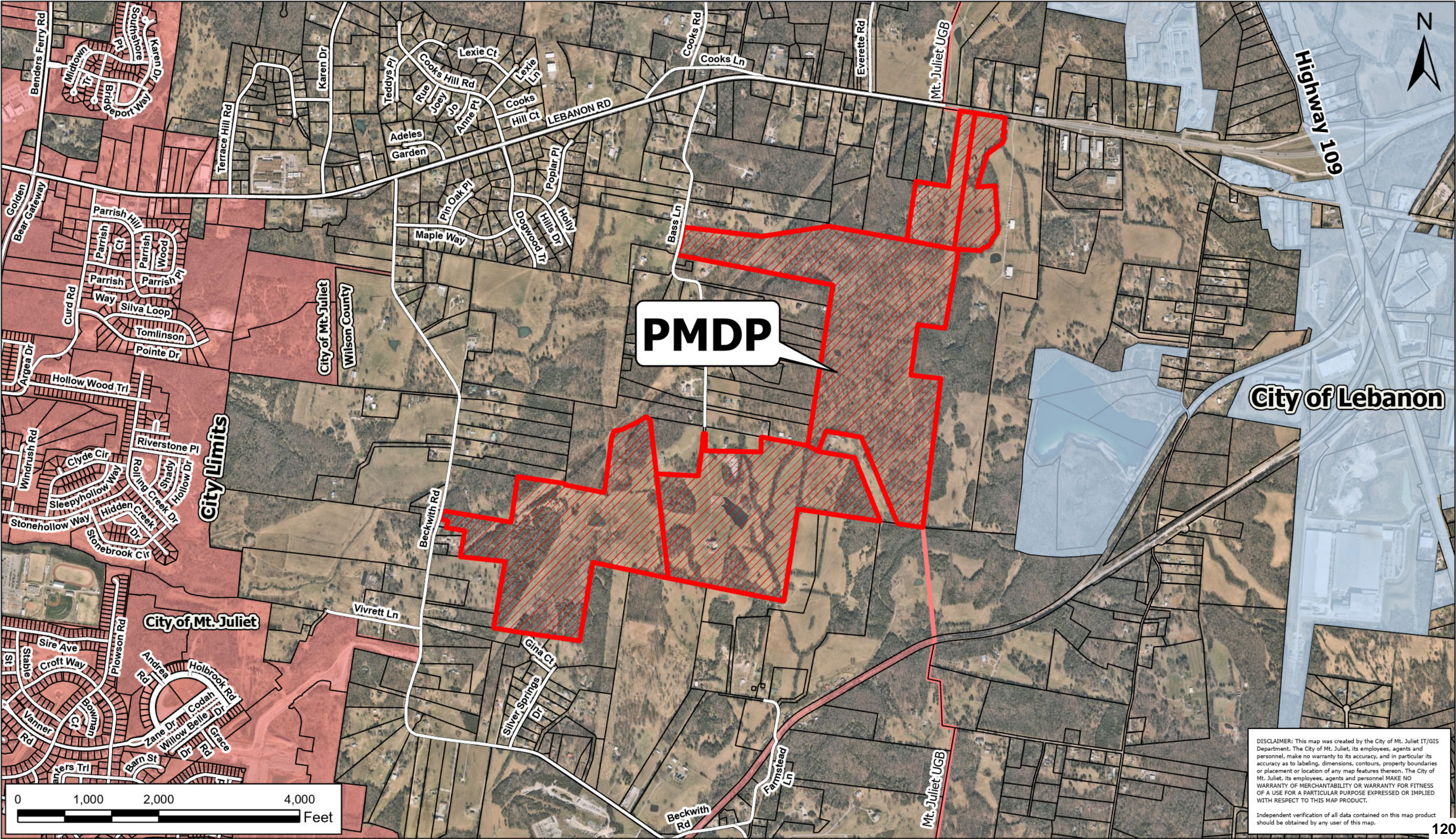






# Exhibit D - PMDP

Mira Bella  
Map 055, Parcels 070.02, 070.03,  
092.00, 092.04 & 102.00







# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1008

**Agenda Date:** 2/20/2025

**Agenda #:** 8.A.

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**Title:**

Review the Final Master Development Plan, including a Mass Grading Plan, for The District, located at 108 Stoney Creek Rd.



## MEMORANDUM

**Date:** February 20, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** The District  
Final Master Development Plan  
Map – 073L, Group B  
Parcel(s) – 028.00

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**Request:** Submitted by Barge Design Solutions, on behalf of Tult Investments, the applicant requests final master development plan approval for phase 1 for the District, located at 108 Stoney Creek Road. The development will consist of 76 individually owned townhomes and a commercial structure on approximately 12.66 acres in District 2.

**History:** A preliminary master development plan, establishing this mixed-use PUD with base zoning of CTC-PUD, was approved in March 2020 (Ord. 2020-11). The entire PUD, as approved originally consisted of 12.66 acres with 75 townhome units and a commercial site of which a variance was approved for a 7,000sf veterinary service use. The commercial site was required to be completed by the 8<sup>th</sup> certificate of occupancy. The applicant has returned to the Board of Commissioners to have this c.o. trigger modified to the 38 c.o., the outcome of which is still pending at time of writing this report.

**Analysis:** This final master development plan is for Phase 1 of the residential townhome component of the PUD, which is for 32 units. Completion of the commercial section of this PUD was originally tied to the 8<sup>th</sup> Certificate of Occupancy for the residential unit, of which the commercial structure is not shown in this Phase 1 submittal. There is active legislation, with first reading on February 10, 2025 at the BOC to amend note #13, of Ordinance 2020-11 to change the requirement for the completion of the commercial building from CO #8 to CO #38, which upon passage will move the Commercial building from Phase 1 to Phase 2. The townhome count has increased from 75 on the original PMDP to 76 units with this FMDP submittal. The veterinary commercial use received a conditional use permit from the Board of Zoning Appeals around the time of pmdp approval in 2020. The proposed commercial use remains the same and is still proposed for the PUD.

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

1. *Violate any provisions of this article; No*

2. *Vary the lot area requirement as submitted in the preliminary plan by more than ten percent; PMDP: 1,430sf FMDP: 1,430sf Same*
3. *Involve a reduction of more than five percent of the area shown on the preliminary development plan as reserved for common open space; PMDP: 313,625sf FMDP: 327,144sf Increased*
4. *Increase the floor area proposed in the preliminary development plan for nonresidential use by more than two percent; and PMDP: 7,000sf FMDP: 7,000sf Same*
5. *Increase the total ground area covered by buildings by more than two percent; PMDP: 91,550sf FMDP: 91,725sf <1%*
6. *Involve any land use not specified on the approved preliminary development plan or the alternative list of uses for nonresidential sites. No*

Bulk Regulations: Building setbacks were approved via the ord. 2020-11 to promote a “town center” with a walkable environment. The setbacks of 30’ along Old Mt. Juliet Road S., and 5’ along Stoney Creek Drive, were approved within this PUD. The overall height of the townhome structures was not provided within this submittal. The maximum height allowable is 35’ by code. Building coverage and impervious surface calculations are not provided. A site plan will required at a future date.

Sidewalks: A 12’ greenway connection is being proposed to connect to the northeast Hickory Station Townhome greenway. This greenway trail will run north from Old Mt. Juliet Rd. S. alongside the northern section of Cedar Creek and is proposed for pedestrian connectivity. A sidewalk is proposed along both sides of the internal roadways, excepting west of the commercial building. Staff requests this be corrected upon subsequent submittals. A 5’ wide sidewalk was proposed and approved via the PUD ordinance to run alongside the western side of Old Mt. Juliet Rd. S., to Old Lebanon Dirt Rd. This requirement is not shown on fmdp and shall be corrected upon subsequent submittals.

Vehicular Access: The only access point is via the single point of ingress/egress from Old Mt. Juliet Rd. S., onto Stoney Creek Rd. The units are proposed to be sprinkled and per the pmdp review this was deemed sufficient to allow one full time access to Old Mt. Juliet Rd. S. The overall layout of the streets is revised slightly from the pmdp with the current layout being an improvement over the original layout. Units will be alley loaded.

Article IX Parking: The parking calculations are as follows: commercial: 67 spaces, townhomes: 152 spaces, street: 49. The total number of spots is 268. The units in phase 1 will be rear loaded. The driveways are shown as 22’ in length and 20’ in width. Parking spaces are shown with acceptable dimensions, 9’x18’. There are two small parking areas shown to south of the phase and parallel spaces along the roadways for increased parking capacity. Staff will need complete parking calculations for the residential and commercial uses at subsequent plan submittals. Bicycle parking for the commercial use and residential use will be required per code requirements but is not shown on the plans.

Residential Design Guidelines: There were no waivers granted for relief from the design guidelines via the pmdp. The elevations provided for the townhomes are significantly different from what was proposed and approved in the pmdp. The previously approved townhomes were to include rooftop patios/living space, whereas, the current designs no longer provide this feature, and are

only providing decks along the mid-level of the townhomes in the pursuit of less liability and cost. The elevations as provided show the units as all brick/stone facades with shingled/gabled roofs. Elevations of the amenity center show a full masonry façade. Elevations for the commercial structure are not provided.

**Amenities:** Amenities previously proposed/approved via the pmdp were to include a bocce ball court, putting green, multi-use path, and offsite 12' wide greenway in a 15' easement, a 1,250 sf pool, a 2,050 sf clubhouse, passive park and open space. The current FMDP proposal, for phase 1, shows a clubhouse, pickleball courts, a dog park with a wash station and benches and the offsite greenway trail. Per the applicant, the pool will no longer be included as part of the amenity package. Staff requests further details regarding the offsite trail, provide an exhibit how showing how it will reach the trail at Hickory Station. Staff requests parking at the greenway trailhead.

**Landscaping:** The landscape plan is under review, at the time of writing, by the City's landscape consultant. The site is subject to a buffer yard with a 6' fence on the inner edge, along with screening of the detention pond and tree preservation requirements. Any comments netted from this review shall be addressed on subsequent submittals. Construction plans shall not be approved before an approved landscape plan is obtained. Staff requests details of the privacy fence proposed for the buffer areas.

**Miscellaneous:** A mail kiosk and detail are shown. Staff requests parking spaces for the mail kiosk and wonders if the kiosk can be located to the northeast of the site to utilize the commercial area parking. Poles and posts shall be painted black, channel posts are not permitted. Dumpsters are not shown, how will trash be handled? Fencing details for the dog park are acceptable. All exterior lighting fixtures shall be decorative. Decorative trash receptacles are required at the commercial structure and at the amenity area but are not identified on the plans.

**Summary:** This final master development plan for phase 1 of the District includes 32 townhome units, pickleball courts, dog park, clubhouse and associated improvements. The commercial component which was originally required to be completed by the issuance of the 8<sup>th</sup> certificate of occupancy is now being amended to the 38<sup>th</sup> CO under active legislation through the BOC, which began at first reading on February 10, 2025. This would also move the commercial structure completion to Phase 2. The final master development plan does not violate any of the modification provisions of article 8-203.5 as shown above. The preliminary master development plan is nearing expiration.

**Recommendation:** Should the Planning Commission approve the final master development plan for phase 1 of the District please include the conditions below:

**Planning and Zoning:**

1. All conditions of ordinance 202-11 shall be adhered to.
2. All structures comply with the City's design guidelines.
3. Wooden deck floors are prohibited.
4. All exterior lighting fixtures shall be decorative. Poles shall be black and located in yards or landscape beds and not in the parking areas or drive aisles.

5. Dumpster enclosures shall comply with the City's dumpster ordinance. Identify the type of waste management utilization for the residential and the commercial areas of the PUD.
6. The development shall comply with the requirements of the City's mixed-use ordinance, section 6-104.1.
7. Brick shall be clay, baked and individually laid.
8. Stone shall be individually laid.
9. Wheel stops are not permitted.
10. Rooftop HVAC equipment on the commercial structure shall be screened entirely from horizontal view via a masonry parapet wall per 6-103.7.
11. Utility meters shall be screened from view with a bricked screen wall for the residential and commercial structures.
12. Wooden fencing shall not be permitted.
13. Provide details of the landscape buffer fencing, low maintenance opaque material is required.
14. Per pending legislation, if approved, the commercial building shall be completed and operational before the 38<sup>th</sup> Certificate of occupancy is issued for the townhomes.
15. Provide a development timeline.
16. Provide landscaped screening around the entirety of stormwater features.
17. All commercial design standards (6-103.7) shall be adhered to for the commercial portion of the PUD.
18. Provide elevations of the commercial structure.
19. Label trailhead parking onsite with decorative signage.
20. Correct site data table, to remove City District 25.
21. All poles, posts and guardrails shall be painted black. Channel posts are not permitted.
22. Provide designated parking for the mail kiosk or relocate it near proposed parking.
23. Provide details in the FMDP of how the off-site greenway trail to Hickory Station townhomes and associated easement are going to be addressed per the requirements of Ordinance 2020-11.
24. Provide a timeline for completion of greenway.
25. Notate end units as critical façade units, these shall include features to prevent a blank/featureless wall.
26. HVAC units shall be located in the rear of the townhomes and screened with landscaping.
27. Identify the height of townhome units. They shall not exceed 35' in height.
28. Provide information on additional amenities proposed in the future phase and how they will satisfy the requirements of the PMDP.
29. Revise the location of the mail kiosk. Consider locating it in the northeast corner to utilize shared parking from the commercial building.
30. Provide bicycle parking, per code, for both the residential use and commercial use.
31. Provide trash receptacles, per code, for the commercial structure and at the amenity area.
32. Provide sidewalk in front of the units west of the commercial building.
33. Delineate the commercial area on the plans, It shall constitute at least 10% of the site per pmdp and zoning requirements.
34. Identify on the plans if the product is rental or for sale. If an HOA is proposed, provide covenants and restrictions.
35. Display the sidewalk connection to Old Lebanon Dirt Road via OMJR per the requirements of the pmdp.
36. Remove "future phase" label and replace with "phase 2".

37. The clubhouse shall be at least 2,000sf in area per zoning regulations.
38. Should the condition for the completion of the commercial structure by the 8<sup>th</sup> CO fail to be amended to the 38<sup>th</sup> CO at the 2/24/2025 Board of Commissioners meeting, approval of this final master development plan shall be null and void.

Public Works:

1. Previously PMDP/PUD conditions apply. Add PW/Engineering PMDP/PUD conditions to the construction plan set.
2. A coinciding mass grading plan for the site has been submitted with the FMDP.
3. Stormwater: Show a 60' buffer for Stoners Creek.
4. Stormwater: Water Quality - 100-year flood detention required (with 1' of freeboard).
5. Drainage report is under preliminary review. A comprehensive review of the drainage report will take place during construction plan review.
6. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
7. Landscaping plans shall be approved prior to construction plan approval.
8. All sewer main and laterals shall be SDR 26.
9. All sewer (minus laterals) shall be 8" minimum and within a 20' easement.
10. The requested autoturn profile showing a pickup truck exiting from the last space in the parking lots was not provided. This profile can be reviewed at construction plan review if approved by the Planning Commission.
11. The requested autoturn profile showing a fire truck navigating the roundabout was not provided. This profile can be reviewed at construction plan review if approved by the Planning Commission. Median islands shall be provided on all approaches.
12. Each townhome shall have a path connecting to the sidewalk.
13. Update sewer availability as previous availability has expired.
14. The site plan shows public streets with the exception of the cul-de-sac on Old Mt. Juliet Road. Public Works PMDP condition #1 required all streets to be private except Stoney Creek Road between Old Mt. Juliet Road and the roundabout. The development team has committed to these private streets with staff.
15. The Public Works PMDP condition #4 requires at least 22' wide drive aisles wherever there is two-way traffic. This applies to the allies as well as the streets.
16. Public Works PMDP condition #5 requires 7' sidewalks when adjacent to parking. This should apply to perpendicular and parallel parking spaces.
17. Show the public access easement around the greenway (20').
18. The Greenway shall conform to the City standard drawing ST-130.
19. No construction activities in the 100-year floodplain can occur without submittal and approval of a "No-Rise" by the City Engineering Department or a CLOMR-F approved by FEMA and the City Engineering Department. The City's Floodplain Administrator recommends not altering the Special Flood Hazard Area (SFHA) in any way. Coordinate with staff during construction plan review for mitigation measures.
20. 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.
21. Off-site improvements are not included in this submittal and will need to be included in the Phase 2 FMDP.
22. Grading for the roads and greenway profiles shall be submitted with construction plans.



Wilson County Schools:

1. No Comments Received

West Wilson Utility District:

1. The Engineer/Owner and WWUD are having discussions on the best way to provide water service to this project.