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

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

## Rollcall

**Present** Chairperson Luke Winchester, Vice Chair David Rast, Commissioner Rebecca Christenson, Commissioner Larry Searcy, Commissioner Preston George, and Commissioner Linda Armistead

**Absent** Commissioner Ted Floyd

### 1. Call to Order

### 2. Set Agenda

### 3. Staff Reports

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

### 4. Citizen's Comments

Matt Dayheart, 505 Karen Court, asked about Silver Springs Ph. 8.

### 5. Minutes Approval

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

**RESULT:** APPROVED

**MOVER:** Preston George

**SECONDER:** Rebecca Christenson

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

**Absent:** Bullock, and Commissioner Floyd

**Abstain:** Commissioner Searcy

### 5.A. Approve the Minutes for the July 18, 2024 Planning Commission meeting.



## 6. Consent Agenda

Staff went over their reports and answered questions from the commission. Staff asked to strike Condition #2 in item 6.L., add "Submit an amended FMDP with submittal of Site Plans." Jeff Bryant, 3401 Mallory Lane, Franklin, TN, represented In-N-Out Burger. Stephen Hoekendorf, 393 Page Drive, spoke in favor of In-N-Out Burger. Chairman Winchester closed the Planning Commission meeting and opened a Public Hearing. There were no citizen comments. Chairman Winchester closed the Public Hearing and reopened the Planning Commission.

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, Hefner, Commissioner Searcy, Commissioner George, and Commissioner Armistead

**Absent:** Bullock, and Commissioner Floyd

- 6.A.** The Development Letter of Credit (600420940) for Triple Crown (Intersection of Pleasant Grove & Triple Crown Parkway repaving) in the amount of \$105,000.00 can be released.
- 6.B.** The Sewer Letter of Credit (19747 - Cashier check) for Batson/Lineberry Gravity Sewer in the amount of \$24,516.00 can be released.
- 6.C.** The Sewer Letter of Credit (600551130) for Triple Crown Ph. 3 Sec. 1B in the amount of \$30,949.88 can be released.
- 6.D.** The Sewer Letter of Credit (600551110) for Triple Crown Ph.3 Sec 1C in the amount of \$5,283.00 can be released.
- 6.E.** Review the Mass Grading plan for Golden Gateway located off of Golden Bear Gateway and Volunteer Boulevard.

**Public Works:**

- 1. A Stabilization LOC will be required prior to issuance of the land disturbance permit.
- 2. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place during construction plan review.
- 3. The existing conditions base map shall be updated at construction plan review to reflect changes on Golden Bear Gateway and Rutland Road since survey was taken.
- 4. If project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

**West Wilson Utility:**

- 1. Comments were not submitted this review cycle.

- 6.F.** Review the Commercial Design Standards Waiver for In-N-Out Burger located off Golden Bear Gateway and Beckwith Road.



Planning and Zoning:

1. Unless a waiver is granted, elevations must comply with the Commercial Design Standards as provided in Article 6.103.7.2 upon submission of the Site Plan.

Public Works:

1. No comments.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. No comments provided.

**6.G. Review the Site Plan for Lynwood Station Amenity Area located on Clemmons Road.**Planning and Zoning:

1. Provide a water source including a spigot for the dog park.
2. Provide some shaded areas within the dog park, such as a sail shade.
3. Indicate the type of fencing to be located around the perimeter of the playground areas.
4. Revise the gravel path from the rear of the clubhouse to the fire pit to be paved in lieu of gravel for ADA accessibility.
5. Include a safety cover for the fire pit area.
6. Provide parking calculations in the site data table.
7. Identify the dimensions of the parking spaces.
8. Reduce light bleed to 0.5f/c or less at all property lines.
9. Provide exterior lighting fixture and pole details. Fixtures shall be decorative and poles shall be painted black.
10. Define “dog park feature” on sheet C2-00.
11. Poles and post shall be decorative and painted black, u-channel posts are not permitted, revise detail sheets.
12. The dog park cabana gate shall be metal.
13. Identify the location of all HVAC and utility equipment and how it is to be screened from horizontal view.
14. All conditions of preliminary master development plan approval, ordinance 19-01, shall be adhered to.

Public Works:

1. Roof drains from the amenity center shall be subsurface and connect to the storm system.
2. Landscaping plans shall be approved before construction plans are approved.
3. Update the date of latest FIRM Map.
4. Storm pipe shall be a minimum of 15” in diameter, 18” minimum in the ROW.
5. Sheet C6-00 - Update address of Sewer Utility contact.
6. If 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. Comments were not submitted this review cycle.

West Wilson Utility District:

2. Comments were not submitted this review cycle.

**6.H. Review the Site Plan for the Windtree Pines Amenity Center located at 109 Windtree Club Drive.**

Planning and Zoning:

1. Provide ISR and building coverage calculations for the five-acre amenity site.
2. Provide parking calculations and count in the site data table.
3. All conditions of the preliminary master development plan ordinance 21-11 shall be adhered to.
4. Chain link fencing is not permitted, provide a decorative, low maintenance solution such as aluminum or trex.
5. HVAC and utility equipment shall be screened from horizontal view, identify its location and how it will be screened.
6. Landscape plan review comments are via separate cover, all comments shall be addressed prior to submittal of construction drawings.
7. Revise the elevations and design concept drawings to match (roof material). Clarify what is proposed for the building.

Public Works:

1. Landscaping plans shall be approved before construction plans are approved.
2. Roof drains from the amenity center shall be subsurface and connect to the storm system.
3. Sewer service lines shall be SDR 26 PVC.
4. If 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. Comments were not submitted this review cycle.

West Wilson Utility District:

1. Comments were not submitted this review cycle.

**6.I. Review the Final Master Development Plan and Site Plan for Everette Downs Mixed Use located at 1919 N. Mt. Juliet Road.**

Planning and Zoning:

1. All conditions of approval for the Preliminary Master Development Plan PUD, via Ordinance 2024-34, shall be adhered to.
2. All Landscape plan review comments shall be addressed prior to the submission of construction documents.



3. Provide enhanced landscaping on the Northern property line to shield the rear of Building one on Lot five from the property to the immediate North.
4. Sheet, L1.04, provide additional landscaping as a continuation around the remainder of the detention pond (south/southeast portion).
5. Sheet C-1C, Paint the rear of the elevated parapet wall a color to match the brick on the building.
6. Sheet C-1B, Paint the dock/delivery doors a color to match the brick on the building.
7. All signage shall be submitted and reviewed via separate application to the Planning Department. All signage other than as specifically approved via the PUD, shall comply with Article, XI., Sign regulations.
8. Sheet C6.01, all materials used for the 4 rail, split fence shall be low maintenance materials, such as composite, and black or a color complimentary to the development.
9. All decorative fencing shall be low maintenance and painted black or a color complimentary to the overall development site.
10. All wall mounted lighting shall be decorative in nature. Wall packs are prohibited.
11. Label all building by number or name on the architectural elevations.
12. Retaining wall handrails, as required, will be decorative in nature and painted black or a color complimentary to the development site.
13. Provide rack space for 5 bicycles on lot 5.
14. Provide additional landscaping around electrical transformers and meters located throughout Lots 3 & 5.

Public Works:

1. Previously approved PMDP/PUD conditions apply.
2. Landscaping plans shall be approved before construction plans are approved.
3. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
4. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction document review.
5. The cost of the traffic signal and the amount of the per lot contribution shall be confirmed when the LOC for offsite improvements is placed prior to the commencement of construction of the offsite improvements. Bids for the work will be required for Public Works and Engineering review during LOC placement.
6. All grading shall be 3:1 or flatter.
7. Pretreatment options will be finalized at construction plan review.
8. No additional lanes shall be added to North Mt. Juliet Road based on the results of the traffic impact study.
9. Trucks may not back across the central drive.
10. Patios may not impede on pedestrian movements.
11. All perpendicular parking lanes shall be at least 26'.
12. Detectable warning mats shall be yellow.
13. Monument signs may not be within the site triangles for the intersection.
14. The transition from three lane section to two lane section on the private road shall be laid out in the construction plans. Staff recommends adding a bay taper on the right-turn lane and keeping the left-turn lane continuous.



15. Sewer profile "B" shows 4" diameter main. It shall be 8" diameter minimum.
16. If 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 were provided.

West Wilson Utility District:

1. Comments were not submitted this review cycle.

**6.J. Review the Preliminary Plat for Everette Downs Mixed Use located at 1919 N. Mt. Juliet Road.**

Planning and Zoning:

1. All PMDP requirements, Ordinance 2024-34, shall be adhered to.
2. Sidewalk is required on both sides of all internal streets.
3. The front building setback line for lot 5 is incorrectly labeled due to the front of the building facing south, label and treat this as a front setback.
4. Display all building setback lines for Lot 1.

Public Works:

1. Previously approved PMDP/PUD conditions apply.
2. Landscaping plans shall be approved before construction plans are approved.
3. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
4. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction document review.
5. The cost of the traffic signal and the amount of the per lot contribution shall be confirmed when the LOC for offsite improvements is placed prior to the commencement of construction of the offsite improvements. Bids for the work will be required for Public Works and Engineering review during LOC placement.
6. All grading shall be 3:1 or flatter.
7. Pretreatment options will be finalized at construction plan review.
8. No additional lanes shall be added to North Mt. Juliet Road based on the results of the traffic impact study.
9. Trucks may not back across the central drive.
10. Patios may not impede on pedestrian movements.
11. All perpendicular parking lanes shall be at least 26'.
12. Detectable warning mats shall be yellow.
13. Monument signs may not be within the site triangles for the intersection.
14. The transition from three lane section to two lane section on the private road shall be laid out in the construction plans. Staff recommends adding a bay taper on the right-turn lane and keeping the left-turn lane continuous.
15. Sewer profile "B" shows 4" diameter main. It shall be 8" diameter minimum.
16. If 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. Comments were not submitted this review cycle.

**6.K. Review the Preliminary Plat for Greenhill Road Commercial located off Lebanon Road and N. Greenhill Road.**Planning and Zoning:

1. All PMDP requirements, ordinance 24-23, shall be adhered to.
2. Label the width of the access easements.
3. Sidewalk is required on both sides of all internal streets.
4. Render building envelopes per code, landscape buffers and easements may be located within yards.

Public Works:

1. Previous PMDP/PUD conditions apply.
2. Hydrologic determination (HD) has been submitted and under review.
3. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at the construction plan review.
4. Signal warrant analysis at the intersection of Lebanon Rd. and Old N. Greenhill Rd. shall be submitted with each site plan within the PUD.
5. Pedestrian push buttons and signal heads are required on both sides of Lebanon Road for the new crosswalk at N. Greenhill Road.
6. Sidewalk is required on both sides of the east-west internal driveway.
7. The designations for pavement markings shall be revised to reflect the standards in the MUTCD and TDOT standard drawings. This includes line color, type, and painted median striping.
8. Verify the spacing of the channelization markings on Old North Greenhill Road.
9. Unless otherwise noted, all pavement markings shall be 6" in width.
10. Move the existing stop bar out of the pedestrian crossing on the southbound approach of Old North Greenhill Road at Lebanon Road.
11. Internal pedestrian crossing locations shall be determined as individual lot site plans are submitted. At least three internal pedestrian crossings shall be provided.
12. A figure shall be prepared verifying there is sufficient space for southbound left-turns within the turn lanes and taper at the intersection of North Greenhill Road and Lebanon Road. This figure shall be submitted with the construction drawings. If there is not sufficient space, the southbound left-turn lanes shall be extended.
13. Stripe a centerline through the transition from three lane section to two lane section on the east-west internal drive.
14. Provide a smooth transition in sidewalk width between the shared use path on North Greenhill Road and the sidewalk on Lebanon Road.
15. All stop bars must be at least 4' from the back of the pedestrian crossing.
16. The internal driveways shall conform to HSAM.



17. Add truck turn templates for all proposed turn/deceleration lanes.
18. The right-turn channelization island should be extended so exiting vehicles are parallel to Lebanon Road and merge.
19. If project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.
20. Landscaping plans shall be approved before construction plans are approved.
21. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.

West Wilson Utility District:

1. Comments were not submitted this review cycle.

Wilson County Schools:

1. No comments provided.

**6.L. Review the Final Master Development Plan for Greenhill Road Commercial located off Lebanon Road and N. Greenhill Road.**

Planning and Zoning:

1. All conditions of preliminary master development plan approval, ordinance 24-23, shall be adhered to.
2. Submit an amended FMDP with submittal of Site Plans.

Public Works:

1. Previous PMDP/PUD conditions apply.
2. Hydrologic determination (HD) has been submitted and under review.
3. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at the construction plan review.
4. Signal warrant analysis at the intersection of Lebanon Rd. and Old N. Greenhill Rd. shall be submitted with each site plan within the PUD.
5. Pedestrian push buttons and signal heads are required on both sides of Lebanon Road for the new crosswalk at N. Greenhill Road.
6. Sidewalk is required on both sides of the east-west internal driveway.
7. The designations for pavement markings shall be revised to reflect the standards in the MUTCD and TDOT standard drawings. This includes line color, type, and painted median striping.
8. Verify the spacing of the channelization markings on Old North Greenhill Road.
9. Unless otherwise noted, all pavement markings shall be 6" in width.
10. Move the existing stop bar out of the pedestrian crossing on the southbound approach of Old North Greenhill Road at Lebanon Road.
11. Internal pedestrian crossing locations shall be determined as individual lot site plans are submitted. At least three internal pedestrian crossings shall be provided.
12. A figure shall be prepared verifying there is sufficient space for southbound left-turns within the turn lanes and taper at the intersection of North Greenhill Road and Lebanon Road. This figure shall be submitted with the construction drawings. If there is not sufficient space, the southbound left-turn lanes shall be extended.
13. Stripe a centerline through the transition from three lane section to two lane section on the east-west internal drive.



14. Provide a smooth transition in sidewalk width between the shared use path on North Greenhill Road and the sidewalk on Lebanon Road.
15. All stop bars must be at least 4' from the back of the pedestrian crossing.
16. The internal driveways shall conform to HSAM.
17. Add truck turn templates for all proposed turn/deceleration lanes.
18. The right-turn channelization island should be extended so exiting vehicles are parallel to Lebanon Road and merge.
19. If project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.
20. Landscaping plans shall be approved before construction plans are approved.
21. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. No comments provided.

**6.M.** Review the Preliminary Plat for Odum Springs located on John Wright Road.

Planning and Zoning:

1. No comments.

Public Works:

1. The project shall be served by gravity sewer as shown in the plan.
2. Staff supports that localized bio-retention for each lot. Plans and calculations for the bio-retention shall be submitted for review prior to construction.
3. Sanitary sewer shall be installed and inspected prior to the final plat.
4. Provide minimum 15" buffer around karst areas. Buffer to remain in place until karst areas are remediated.
5. Landscaping plans shall be approved before construction plans are approved.
6. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
7. If 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. Comments were not submitted this review cycle.

**6.N.** Review the Plan of Services for the Roadway and Right-of-Way for South Greenhill Road.

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



due back on 9/9/2024

**RESULT:**       \*\*POSITIVE RECOMMENDATION  
Enactment No: 52-2024

## 7.     **Adjourn**

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

**RESULT:**       APPROVED

**MOVER:**       Preston George

**SECONDER:**   Rebecca Christenson

**Aye:**           Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Hefner, Commissioner Searcy, Commissioner George, and Commissioner Armistead

**Absent:**       Bullock, and Commissioner Floyd

**\*\*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