



Mt. Juliet, Tennessee

Planning Commission

Agenda - Final

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

Thursday, August 15, 2024

6:30 PM

Commission Chambers

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

- 1. Call to Order**
- 2. Set Agenda**
- 3. Staff Reports**
- 4. Citizen's Comments**
- 5. Minutes Approval**
 - 5.A.** Approve the Minutes for the July 18, 2024 Planning Commission meeting.
- 6. Consent Agenda**
 - 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.
 - 6.F.** Review the Commercial Design Standards Waiver for In-N-Out Burger located off Golden Bear Gateway and Beckwith Road.
 - 6.G.** Review the Site Plan for Lynwood Station Amenity Area located on Clemmons Road.

- 6.H. Review the Site Plan for the Windtree Pines Amenity Center located at 109 Windtree Club Drive.
- 6.I. Review the Final Master Development Plan and Site Plan for Everett Downs Mixed Use located at 1919 N. Mt. Juliet Road.
- 6.J. Review the Preliminary Plat for Everett Downs Mixed Use located at 1919 N. Mt. Juliet Road.
- 6.K. Review the Preliminary Plat for Greenhill Road Commercial located off Lebanon Road and N. Greenhill Road.
- 6.L. Review the Final Master Development Plan for Greenhill Road Commercial located off Lebanon Road and N. Greenhill Road.
- 6.M. Review the Preliminary Plat for Odum Springs located on John Wright Road.
- 6.N. **Review the Plan of Services for the Roadway and Right-of-Way for South Greenhill Road.

7. **Adjourn**

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



Mt. Juliet, Tennessee

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

Staff Report

File #: 0814

Agenda Date: 8/15/2024

Agenda #: 5.A.

Title:

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



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

1. Call to Order

Chairman Winchester called the meeting to order.

2. Set Agenda

Chairman Winchester stated that item 6.A was added to the agenda.

3. Staff Reports

Staff reviewed their reports and updated the commission on projects.

4. Citizen's Comments

Charles Lowry 131 Lane Dr. spoke out against item 8.D, E., & F. Requested a 5ft drainage pipe be installed under the road at the double curve and requested NW Rutland be 4 lanes.

Lynn Bear, Verona Hills. Spoke out against items 8.F, G, & H.

Colleen Richards, 145 N Greenhill Rd. spoke of concerns of a barrier around the Greenhill Rd Commercial Project.

5. Minutes Approval

5.A. Review the Minutes from the June 20, 2024, Planning Commission Meeting.

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

RESULT: APPROVED

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Bullock, Commissioner Christenson, Commissioner George, Commissioner Armistead, and Commissioner Floyd

Absent: Commissioner Searcy

Abstain: Commissioner Hefner

6. Consent Agenda

Preston George requested Greenhill Road Commercial Mass Grading be pulled off consent.

Motion to pull Greenhill Rd Commercial Mass Grading off consent Preston George 1st Scott Hefner 2nd Luke Winchester & Preston George against, passed.

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

RESULT: APPROVED

MOVER: David Rast

SECONDER: Gerard Bullock

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

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

Absent: Commissioner Searcy

Absent: Commissioner Searcy

6.A. **AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF MT. JULIET, TENNESSEE, BY REPEALING SECTION 14-109.2 THRU 14.10.9.4.c TO COMPLY WITH TCA 6-5-102, 6-51-04 AND 13-7-203, REGARDING THE NOTIFICATION PROCESS FOR ANNEXATIONS

Preston George, requested we add a requirement to have the signs placed.

Commissioner Hefner, asked if we need to defer some of the items on our agenda because of the new state law being heard in item 6.A.

Charles Michaels, advised we defer 8.D. and 8.G. because of the new state law surrounding Public Notice.

A motion was made by Vice Chair Rast, seconded by Commissioner Bullock, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 8/12/2024. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Gerard Bullock

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

Absent: Commissioner Searcy

6.B. Review the Mass Grading Plan for New Tribe Church, located at 260 Clemmons Road.

Planning Comments:

- 1.No Comments

Engineering Comments:

- 1.The concept plan should include sidewalk grading along the driveway and along Clemmons Road.
- 2.Surveyor needs to sign boundary exhibit.
- 3.In order to preserve as many trees as possible, silt fencing and erosion control measures shall be placed on the interior of the landscape buffer and not on the property line.

WWUD Comments:

- 1.Add a note that all fill placed in WWUD's easement shall be per WWUD's specifications.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: David Rast

SECONDER: Gerard Bullock

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

Absent: Commissioner Searcy

6.C. Review the Site Plan for Waffle House, located at 12085 Lebanon Road.

Planning Department:

- 1.Wall mounted exterior lighting fixtures shall be a decorative sconce variety. Wall packs are not permitted and should be removed from the typical details on sheet C10.
- 2.Provide a pedestrian access door to the dumpster corral.
- 3.Revise cover page to include Site Plan on Main label.
- 4.Provide additional lighting at ingress/egress along with the access easement connection.
- 5.Show location of proposed decorative aluminum fence.
- 6.Provide additional crosswalks, and safety measures for customers and employees on Southern parking areas to the East and West.
- 7.Identify the shared or joint access easement with the parcel to the East, on the plans or provide evidence otherwise prior to the submittal of construction documents.
- 8.All poles, posts and bollards shall be painted black or a color complimentary to the building façade, not yellow nor red. Channel posts and wheel stops are prohibited.
- 9.Landscape plans shall be addressed prior to the submittal of construction plans. Verify the location of the trees in the streetscape do not encroach into utility easements.
- 10.Signage to be reviewed under a separate application to the Planning Department.
- 11.All requirements of the commercial design guidelines, 6.103.7, shall be adhered to.

Engineering Department:

- 1.Landscaping plans shall be approved prior to the approval of construction plans.
- 2.All sidewalks, trails, curb ramps, and crosswalks shall meet ADA compliance.
- 3.ADA parking must be as close as practical to the front entrance.

- 4.The centerline of the driveway must align with Sunset Drive.
- 5.The driveway shall be striped to include a 24" stop bar and 6" DSYL centerline from Lebanon Road to the first parking row.
- 6.The driveway shall install a stop sign at Lebanon Road.
- 7.Guard rail is required on both sides of the driveway culvert crossing.
- 8.The pedestrian walkway must be behind a raised curb. It may not be level with the travel way.
- 9.Truck turning template for dumpster removal shall be provided.
- 10.Staff requests that the developer clean up the stream channel at the culvert crossing (ARAP required) during construction.
- 11.Preliminary drainage report under review. A comprehensive review of the drainage report will take place at the construction plan review.
- 12.Surveyor shall stamp and sign proposed survey submitted.
- 13.Surveyor or Certified Floodplain Surveyor to provide a certified finished floor elevation of any proposed structure before land disturbance permit is issued. City requirements are to show 4 feet above highest adjacent grade. Provide an elevation certificate showing proper elevations before the issuance of land disturbance permit. *Currently, this submittal does not meet the Zone A requirements of the City of Mt Juliet code.*
- 14.Provide Engineering Department cut and fill calculations for approval before the issuance of the land disturbance permit.
- 15.Property is in FEMA Flood Zone A. Owner can submit to FEMA for a Letter of Map Revision (LOMR) to adequately show the proposed building are being constructed out of Flood Zone A. This would satisfy the National Flood Insurance Program regulations and may change the owner's requirements for flood insurance.
- 16.This development shall comply with the City Floodplain Ordinance Section 8-305.5.
- 17.No section of the turndown sidewalk may be flush with the pavement.
- 18.Continue the sidewalk into the westernmost parking channel. Provide an ADA compliant crossing to the turndown sidewalk.
- 19.Site Note #10 shall state compressive strength of 3,500 psi.
- 20.TDOT shall ultimately approve the driveway permit prior to construction.
- 21.Engineer shall date the plans.

Wilson County Schools:

- 1.No Comments Provided

West Wilson Utility District:

- 1.The existing 12" water line along Lebanon Road is not shown.
- 2.Add a note stating the backflow device will be per WWUD specifications.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: David Rast

SECONDER: Gerard Bullock

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

Absent: Commissioner Searcy

7. Mass Grading Plans

- 7.A.** Review the Mass Grading Plan for Greenhill Road Commercial, located on the northwest corner of North Greenhill Road and Lebanon Road.

Planning & Zoning:

1.No Comments

Engineering Comments:

- 1.Previous PMDP/PUD conditions apply.
- 2.Hydrologic determination (HD) was submitted, but incomplete. PMDP/PUD conditions state that HD was to be completed for ditch running parallel along Lebanon Road. The full area was not analyzed and shall be analyzed prior to the issuance of the land disturbance permit.
- 3.Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at the construction plan review.
- 4.Notes on Utility sheets are inconsistent with the plans. What impacts will occur to the force main as WWUD is requiring water line under N Greenhill Road to be relocated?

WWUD Comments:

- 1.The existing 20" water line along North Greenhill Road shall be relocated out from under proposed paving, sidewalk and away from the storm lines.
- 2.It appears that there is still a proposed headwall within 10' of the existing 12" water line.
- 3.Water line extensions, relocations and fire hydrants shall be designed by WWUD once the fees are paid and files provided.
- 4.Storm and sewer lines which cross water lines shall have a minimum of 18" vertical clearance.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Gerard Bullock

SECONDER: Linda Armistead

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Bullock, Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

Nay: Commissioner Hefner, and Commissioner George

Absent: Commissioner Searcy

8. Land Use Amendments, Annexations, Preliminary Master Development Plans & PUD Amendments

- 8.A.** **Review the Land Use Plan Amendment from Neighborhood Commercial and Parks and Greenways to Low Density Residential for 4470 Old Lebanon Dirt Road. Staff reviewed their reports and answered questions from the commission.

A motion was made by Commissioner Hefner, seconded by Commissioner George,

that this Ordinance be approved. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Scott Hefner

SECONDER: Preston George

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

Absent: Commissioner Searcy

8.B. AN ORDINANCE TO REZONE THE PROPERTY LOCATED 4470 OLD LEBANON DIRT ROAD, MAP 077, PARCEL 026.00, FROM OPS TO RS-40.

Staff reviewed their reports and answered questions from the commission.

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

RESULT: **POSITIVE RECOMMENDATION

MOVER: Scott Hefner

SECONDER: David Rast

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

Absent: Commissioner Searcy

8.C. **Review the Land Use Plan Amendment from Mixed Use to High Density Residential for the 782 NW Rutland Road Subdivision, located at 782, 870 & 908 NW Rutland Road.

Staff reviewed their reports and answered questions from the commission.

Chairman Winchester acknowledged that on items 8.C., D., & E. the commission was presented with a citizen petition against this project.

Tom White, 36 Oak Ct Nashville, spoke out against the project.

Miranda King 830 NW Rutland Rd spoke out against the project.

Patricia O'Brien, 668 NW Rutland Rd, spoke out against the project.

Debbie Smith, 908 NW Rutland Rd, spoke out in favor of the project.

A motion was made by Commissioner George, seconded by Commissioner Hefner, that this Ordinance be given a negative recommendation. The motion carried by the following vote:

RESULT: NEGATIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Scott Hefner

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

Absent: Commissioner Searcy

- 8.D.** **Review the Annexation and Plan of Services for the 782 NW Rutland Road Subdivision, located at 782, 870 & 908 NW Rutland Road.

A motion was made by Chairperson Winchester, seconded by Commissioner Bullock, that this Ordinance be approved. The motion carried by the following vote:

RESULT: DEFERRED INDEFINITELY

MOVER: Luke Winchester

SECONDER: Gerard Bullock

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

Absent: Commissioner Searcy

- 8.E.** **Review the Preliminary Master Development Plan PUD, including a rezone from R-1 to RS-15 PUD for the 782 NW Rutland Road Subdivision, located at 782, 870 & 908 NW Rutland Road.

Staff reviewed their reports and answered questions from the commission. Ryan Lovelace, Civil Site Design Group was called to speak. Requested an indefinite deferral on item 7.C., D. & E.

This Ordinance was deferred indefinitely to the Board of Commissioners due back on 1/9/2051

RESULT: DEFERRED INDEFINITELY

- 8.F.** **Review the Land Use Plan Amendment from Low Density Residential to Medium Density Residential for Silver Springs Phases 8-13, Located at 9621 Lebanon Road.

Mike Roe, Lose Design, 1274 Falcon Hill Rd Watertown, represented the project.

Matt Davenheart, 505 Karen Ct, spoke out against the project specifically to blasting.

Phillip Stagner, 153 Karen Dr., spoke out against the project.

Ray Justice, City Commissioner District 1, spoke out against the project and asked for the lowest density possible in district 1. Commissioner Justice called for RS-40 zoning over the project.

Jon Baughman stated a PUD still has to meet the overall density for the zoning.

Carlos Guss 415 Golden Grove asked about widening improvements on Benders Ferry. Shane Shamanur, stated the road is being widened to 3 lanes up to near Mays Chapel Rd by the Benders Cove & Treymor developments.

Chairman Winchester made a motion for a positive recommendation, there was no second, motion failed.

A motion was made by Commissioner George, seconded by Commissioner Hefner, that this Ordinance be given a negative recommendation. The motion carried by the following vote:

RESULT: NEGATIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Scott Hefner

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

Nay: Chairperson Winchester

Absent: Commissioner Searcy, and Commissioner Floyd

Abstain: Commissioner Bullock

8.G. **Review the Annexation and Plan of Services for Silver Springs Phases 8-13, located at 9621 Lebanon Road.

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

RESULT: DEFERRED

MOVER: Preston George

SECONDER: Gerard Bullock

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Bullock, Commissioner Christenson, Commissioner George, Commissioner Armistead, and Commissioner Floyd

Absent: Commissioner Hefner, and Commissioner Searcy

8.H. **Review the PUD Amendment for Silver Springs Phases 8-13, located at 9621 Lebanon Road.

Staff reviewed their reports and answered questions from the commission.

Commissioner Hefner spoke to PZ condition #14 and his support for the blasting restrictions.

Chairman Winchester, echoed Commissioner Hefner's blasting restrictions and explained project details to the citizens in the audience.

Tim Osborn, 503 Karen Ct, spoke out against the project and that the 500 ft radius pertaining to the blasting might need to be bigger.

Kenneth Blankenship, 303 Midtown Trail, spoke out against the project.

A motion was made by Commissioner George, seconded by Commissioner Hefner, that this Ordinance be recommended for denial. The motion carried by the following vote:

RESULT: **NEGATIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Scott Hefner

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner Hefner, Commissioner George, Commissioner Armistead, and Commissioner Floyd

Nay: Chairperson Winchester

Absent: Commissioner Searcy

Abstain: Commissioner Bullock

9. Site Plans

9.A. Review the Site Plan for Tim Horton's located at 10576 Lebanon Road.

Staff reviewed their reports and answered questions from the commission.

Planning Department:

1. Identify the shared or joint access easement on the plans or provide evidence otherwise prior to the submittal of construction documents.
2. Provide additional pedestrian crosswalks at Southeast corner of drive-thru exit for pedestrian safety accessing the parking spaces to the South.
3. Provide elevation colors and manufacturers.
4. Wall lighting must be decorative in nature. Wall packs are prohibited.
5. Provide additional crosswalks, and safety measures for employees accessing the shared Dumpster on the South end of the property.
6. Gas pump parking spaces are prohibited from proposed parking calculation requirements. Show the location and number each parking space, as parking count is not calculated as shown.
7. Clarify if the shed as shown, was pre-existing and an approved structure.
8. All requirements of the commercial design regulations, 6-103.7, guidelines, shall be adhered to.
9. Brick shall be clay, baked and individually laid.
10. All poles, posts and bollards shall be painted black, or a color complimentary to the building façade, not yellow nor red. Channel posts and wheel stops are prohibited.
11. Landscape plans comments shall be addressed prior to the submittal of construction plans. Verify location of trees in streetscape do not encroach into utility easements.
12. Signage to be reviewed via separate application through the Planning Department. Pylon signs are prohibited.
13. The use of the branding color red, shall be limited to minimal accents on the building.
14. The rear of the tower decorative element as shown on the South Elevation will need to be brick or stone.
15. Dumpster enclosure shall adhere to section 6.103.7.7, to include a steel opaque gate designed to complement the wall materials used.
16. Show location of proposed decorative aluminum fence in call out.
17. Provide elevations for the proposed office space addition on the existing convenience store. Explain the reason for additional office space on the convenience store
18. Correct General note #5 to show all signage goes through the Planning Department at

615-773-6283.

19. Correct General notes on Page C2.00, #3, & #5 are duplication of #8.
20. On page C5.00, correct notes #12 and #15 as they are duplicated.
21. On page C5.00, call out color of bike rack, and show location.
22. On page C5.00, show decorative trash cans and location.
23. On page C5.00, dumpster gate detail notes are not legible.
24. Recommend a rear entrance into the convenience store location.

Engineering Department:

1. Water quality measures are required and shall be addressed at construction plan review; stream buffer is 60' if modification made outside existing conditions (as stream is listed as 303d).
2. Any development within Zone AE shall be subject to FEMA approval (CLOMR-F). Cut/Fill calculations might be required at construction plan review.
3. Install 6' sidewalk along Lebanon Road frontage (no grass strip).
4. Provide a sidewalk along the east side of the site instead of the crosswalk running through the vehicle loading area.
5. Install 6' sidewalk along Park Glen Dr. frontage with a 2' grass strip beginning from just south of the Park Glen Dr driveway. Standard detail will be provided during the construction plan review.
6. Lebanon Road access subject to TDOT review and approval.
7. The curb on the backside of the building (facing west) shall be extended to the edge of the parking space.
8. The painted islands adjacent to the parking spaces near the Park Glen Dr access point shall be raised curbed islands.
9. Any internal drive intended to be one-way shall be striped and signed as such including DO NOT ENTER signs at the exit.
10. The TIS indicated the driveways will be blocked by the peak hour queues from the Park Glen signal. Staff indicated that the driveways should be relocated as far from the intersection as possible if this was the driveway location.
11. The fuel tank AutoTurn profile indicates the truck must pass through the vehicle fueling zone. There is potential for conflict between the fuel truck and the vehicles at the pumps, although these conflicts would resolve themselves once the vehicle at the pump finishes refueling.
12. Provide dimensions for all drive aisles.
13. Show the location of the ADA curb ramp on the turndown sidewalk for the gas station.
14. Dimension the parking spaces behind the gas station. Please include the angle of the space.
15. The drive aisle immediately within the Park Glen entrance must be at least 26'.
16. Show the two parking spaces immediately behind the gas station as proposed spaces in black. Please dimension those spaces.
17. All stop bars shall have a minimum separation of 4' between the crosswalks.
18. Work with staff to redesign interior movement improving pedestrian safety.

West Wilson Utility District:

1. The proposed 6" service shall have to be moved to a spot where there is room for a meter and backflow device.

Wilson County Schools:

1.No comments provided.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Linda Armistead

SECONDER: Gerard Bullock

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Bullock, Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

Nay: Commissioner Hefner, and Commissioner George

Absent: Commissioner Searcy

9.B. Review the Site Plan for Children's Lighthouse, located at 9468 Lebanon Road.

Staff reviewed their reports and answered questions from the commission. Connor Gilbert, TTL Represented the Project. Intend to maintain as much of the existing vegetation as possible.

Planning Department:

- 1.The Planning Commission granted a variance to section 6-103.7: 100% masonry façade materials - allowing for the use 65% masonry and 35% hardi-board siding. The majority of the hardi-board is in less visible areas of the building.
- 2.Revise sheet A411 to include low maintenance trex for the HVAC screening fence in lieu of cedar.
- 3.All landscape plan review comments shall be addressed prior to the submittal of construction documents.
- 4.Finalize the location of the sidewalk connection to Lebanon Road on construction drawings.
- 5.Revise the access point to Lebanon Road per the requirements of 9-106.4.c.
- 6.All brick shall be clay, baked and individually laid.
- 7.Signage shall be reviewed via a separate application to the Planning Department.
- 8.Wall mounted utility and meter equipment shall be painted to match the building façade it is affixed to.
- 9.Add city district to the property information on the cover sheet.
- 10.Poles used for signage shall be painted black, galvanized channel posts are not permitted.
- 11.Poles used for parking lot lighting fixtures shall be painted black.
- 12.Steel fencing shall be painted black.
- 13.Provide a detail of the trash receptacle meeting the requirements of 6-103.7.
- 14.Designate employee parking spaces via signage.
- 15.Designate pupil drop off spaces via signage.
- 16.TDOT improvements to Lebanon Road shall be addressed on construction drawings.
- 17.Plans for connection to City sewer shall be finalized upon submittal of construction drawings.

Engineering Department:

- 1.Stormwater: A 60' stream buffer required.
- 2.Landscaping plans shall be approved prior to the approval of construction plans.

3. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
4. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at the construction plan review.
5. The site plan shows that sewer to the site being provided by gravity sewer. If the developer chooses to pursue an alternate route for sewer service after the Planning Commission process, this alternate route shall be presented and reapproved by the Planning Commission.
6. Public sewer shall be a minimum of 8" in diameter.
7. 6' sidewalk required along Lebanon Road frontage.
8. Provide 5' sidewalk from site to the ROW.
9. Pretreatment requirements will be further investigated at the construction plan review.
10. The proposed driveway and turn-lanes must be approved by TDOT. The development team shall coordinate between TDOT and the City to ensure all changes to Lebanon Road do not conflict with any plans for West Elementary. All coordination shall take place prior to construction plan approval.
11. The Traffic Impact Study was not prepared in accordance with the City of Mt. Juliet or TDOT standards. However, a staff review determined the proposed turn lanes are sufficient off-site improvements. Staff will provide the required turn-lane lengths during the development team's correspondence with TDOT.
12. The proposed driveway location is offset from driveways on the north side of Lebanon Road. Staff recommends moving the driveway to the east side of the site to align with the existing auto service driveway. The driveway location must be approved by TDOT regardless of location.
13. ADA Curb ramps and a crosswalk shall be provided across the driveway.
14. Curbs outside the public right-of-way shall meet ST-203.
15. Sidewalk to be designed to ST-210 and have a compressive strength of 3,500 psi.
16. The Planning Commission granted a waiver to section 3-104.6.c: On site vehicle turnaround with separate entrance and exit points - allowing to omit this requirement because pupils are walked into the building with a guardian after parking. An appropriate number of loading spaces (10) are provided directly in front of the building.
17. Work with staff to install a raised crosswalk leading to the main entrance to the site.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. A Hold Harmless will be required for the proposed sidewalk in the WWUD easement.

Mt. Juliet Fire Department:

1. Hydrant at least 100' from FDC, be sure to submit plans to the State Fire Marshal.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: David Rast

SECONDER: Gerard Bullock

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

Absent: Commissioner Searcy

10. Adjourn

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

RESULT: APPROVED

MOVER: David Rast

SECONDER: Gerard Bullock

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

Absent: Commissioner Searcy

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

Luke Winchester, Chairperson

Tyler Gutierrez, Planning Commission Secretary



Mt. Juliet, Tennessee

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

Staff Report

File #: 0807

Agenda Date: 8/15/2024

Agenda #: 6.A.

Title:

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.



City of Mt. Juliet

Public Works Department

July 25, 2024

Chris Robinson
Robinson Properties
1400 N. Mt. Juliet Rd., Ste. 200
Mt. Juliet, TN 37122

Ref: Request for Release of Letter of Credit for Triple Crown (Intersection of Pleasant Grove & Triple Crown Parkway repaving)

Development Letter of Credit (600420940) for \$105,000.00

Dear Chris,

I have reviewed your request for release of the Letter of Credit for the above-mentioned project. My recommendations to the Planning Commission are as follows:

Development Letter of Credit (600420940) can be released.

Tyler Gutierrez will schedule your project on the next Planning Commission agenda for final approval. If you have any questions, please call him at 615-773-6283.

If you have any further questions, please contact our office at 615-773-7957.

Respectfully,

A blue ink signature of Shane Shamanur, consisting of a stylized 'S' followed by a cursive 'h' and 'a'.

Shane Shamanur, P.E.
Engineering Director

Cc: Gina Frame, Accounting Administrator
Tyler Gutierrez, Planning Technician



City of Mt. Juliet

Public Works Department

July 26, 2024

Mark Lineberry
Lineberry Properties, Inc.
PO Box 1767
Mt. Juliet, TN 37121

Ref: Request for Release of Letter of Credit for Batson/Lineberry Gravity Sewer

Sewer Letter of Credit (19747-Cashier check) for \$24,516.00

Dear Mark,


I have reviewed your request for release of the Letter of Credit for the above-mentioned project. My recommendations to the Planning Commission are as follows:

Sewer Letter of Credit (19747-Cashier check) can be released.

Tyler Gutierrez will schedule your project on the next Planning Commission agenda for final approval. If you have any questions, please call him at 615-773-6283.

If you have any further questions, please contact our office at 615-773-7957.

Respectfully,



Shane Shamanur, P.E.
Engineering Director

Cc: Gina Frame, Accounting Administrator
Tyler Gutierrez, Planning Technician



Mt. Juliet, Tennessee

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

Staff Report

File #: 0809

Agenda Date: 8/15/2024

Agenda #: 6.B.

Title:

The Sewer Letter of Credit (19747 - Cashier check) for Batson/Lineberry Gravity Sewer in the amount of \$24,516.00 can be released.



City of Mt. Juliet

Public Works Department

July 25, 2024

Chris Robinson
Robinson Properties
1400 N. Mt. Juliet Rd., Ste. 200
Mt. Juliet, TN 37122

Ref: Request for Release of Letter of Credit for Triple Crown (Intersection of Pleasant Grove & Triple Crown Parkway repaving)

Development Letter of Credit (600420940) for \$105,000.00

Dear Chris,

I have reviewed your request for release of the Letter of Credit for the above-mentioned project. My recommendations to the Planning Commission are as follows:

Development Letter of Credit (600420940) can be released.

Tyler Gutierrez will schedule your project on the next Planning Commission agenda for final approval. If you have any questions, please call him at 615-773-6283.

If you have any further questions, please contact our office at 615-773-7957.

Respectfully,

A blue ink signature of Shane Shamanur.

Shane Shamanur, P.E.
Engineering Director

Cc: Gina Frame, Accounting Administrator
Tyler Gutierrez, Planning Technician



City of Mt. Juliet

Public Works Department

July 26, 2024

Mark Lineberry
Lineberry Properties, Inc.
PO Box 1767
Mt. Juliet, TN 37121

Ref: Request for Release of Letter of Credit for Batson/Lineberry Gravity Sewer

Sewer Letter of Credit (19747-Cashier check) for \$24,516.00

Dear Mark,


I have reviewed your request for release of the Letter of Credit for the above-mentioned project. My recommendations to the Planning Commission are as follows:

Sewer Letter of Credit (19747-Cashier check) can be released.

Tyler Gutierrez will schedule your project on the next Planning Commission agenda for final approval. If you have any questions, please call him at 615-773-6283.

If you have any further questions, please contact our office at 615-773-7957.

Respectfully,



Shane Shamanur, P.E.
Engineering Director

Cc: Gina Frame, Accounting Administrator
Tyler Gutierrez, Planning Technician



Mt. Juliet, Tennessee

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

Staff Report

File #: 0811

Agenda Date: 8/15/2024

Agenda #: 6.C.

Title:

The Sewer Letter of Credit (600551130) for Triple Crown Ph. 3 Sec. 1B in the amount of \$30,949.88 can be released.



City of Mt. Juliet

Public Works Department

August 2, 2024

Chris Robinson
Triple Crown Investments
1400 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Ref: Request for Release of Letter of Credit for Triple Crown Ph. 3 Sec. 1B & 1C

Sewer Letter of Credit Ph. 3 Sec. 1B (600551130) for \$30,949.88

Sewer Letter of Credit Ph. 3 Sec. 1C (600551110) for \$5,283.00

Dear Chris,

I have reviewed your request for release of the Letter of Credit for the above-mentioned project. My recommendations to the Planning Commission are as follows:

Sewer Letter of Credit Ph. 3 Sec. 1B (600551130) can be released.

Sewer Letter of Credit Ph. 3 Sec. 1C (600551110) can be released.

Tyler Gutierrez will schedule your project on the next Planning Commission agenda for final approval. If you have any questions, please call him at 615-773-6283.

If you have any further questions, please contact our office at 615-773-7957.

Respectfully,

A handwritten signature in blue ink, appearing to read "Shane Shamanur", with a long horizontal flourish extending to the right.

Shane Shamanur, P.E.
Engineering Director

Cc: Gina Frame, Accounting Administrator
Tyler Gutierrez, Planning Technician



Mt. Juliet, Tennessee

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

Staff Report

File #: 0812

Agenda Date: 8/15/2024

Agenda #: 6.D.

Title:

The Sewer Letter of Credit (600551110) for Triple Crown Ph.3 Sec 1C in the amount of \$5,283.00 can be released.



City of Mt. Juliet

Public Works Department

August 2, 2024

Chris Robinson
Triple Crown Investments
1400 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Ref: Request for Release of Letter of Credit for Triple Crown Ph. 3 Sec. 1B & 1C

Sewer Letter of Credit Ph. 3 Sec. 1B (600551130) for \$30,949.88

Sewer Letter of Credit Ph. 3 Sec. 1C (600551110) for \$5,283.00

Dear Chris,

I have reviewed your request for release of the Letter of Credit for the above-mentioned project. My recommendations to the Planning Commission are as follows:

Sewer Letter of Credit Ph. 3 Sec. 1B (600551130) can be released.

Sewer Letter of Credit Ph. 3 Sec. 1C (600551110) can be released.

Tyler Gutierrez will schedule your project on the next Planning Commission agenda for final approval. If you have any questions, please call him at 615-773-6283.

If you have any further questions, please contact our office at 615-773-7957.

Respectfully,

A handwritten signature in blue ink, appearing to read "Shane Shamanur", with a long horizontal flourish extending to the right.

Shane Shamanur, P.E.
Engineering Director

Cc: Gina Frame, Accounting Administrator
Tyler Gutierrez, Planning Technician



Mt. Juliet, Tennessee

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

Staff Report

File #: 0795

Agenda Date: 8/15/2024

Agenda #: 6.E.

Title:

Review the Mass Grading plan for Golden Gateway located off of Golden Bear Gateway and Volunteer Boulevard.

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

Date Received: August 01, 2024 (July 17, 2024)
Project Name: Golden Gateway (Commercial 1115-1325 GBG)
Project Phase: Mass Grading
Submitted By: Ragen Smith

Nature of Submittal:

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

Engineering Comments:

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.

WWUD Comments:

1. Comments were not submitted this review cycle.

Recommendation: Approve with conditions

Review Date: August 08, 2024 (July 25, 2024)

Reviewed By: Shane Shamanur, P.E.

**Director - Engineering
City of Mt. Juliet
(615) 773-7957**

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



Mt. Juliet, Tennessee

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

Staff Report

File #: 0801

Agenda Date: 8/15/2024

Agenda #: 6.F.

Title:

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



MEMORANDUM

Date: August 15, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: In & Out Burger GBG/I-40
Commercial Design Standards Waiver
Map - 078
Parcel(s) – 17.01, 10.06

Request: Jeff Bryant with In-N-Out Burger requests a Commercial Design Standards Waiver for a drive through restaurant. The restaurant is proposed for the Northeast corner of Golden Bear Gateway and Old Beckwith Road in District 3.

Analysis: This In-N-Out Burger concept is for a 3,887 square foot restaurant that will accommodate up to 105 guests. This restaurant will also include 1,100 sf of outdoor patio seating and a drive through with dedicated onsite queuing for up to 38 cars. The site is currently zoned CI, Commercial interchange, but proposed to be part of the PUD for Golden Bear Place in District 3.

The restaurant will be 23.5' tall with a façade of primarily stucco (80%), masonry wainscot (11%) and glazing (9%). The applicant has noted that the proposed building is a prototypical, and each store is hand-selected by the owner Lynsi Snyder and follows the consistency of the corporate branding and identity of In-N-Out. The applicant is proposing enhanced landscaping and lighting and is open to considering other higher cost site enhancements that are non-building architecture related.

Article 6.103.7.2 – Commercial Design Standards: Code section excerpted below:

Building design. Building(s) may be required to incorporate similar design elements and shall be compatible with surrounding buildings with regard to massing, color, scale, proportion of openings, roof types, types of glazed openings, and degree of detail. Color and design elements shall also be compatible with buildings in the vicinity which have been approved in accordance with these design provisions. Color schemes considered to be unpleasant, distasteful or objectionable, as determined by the Planning Commission, will be sufficient reasoning for a negative vote. On corner lots, both sides of the building facing the street are considered the front of the building, and shall include design elements such as windows, doors, texture and wall treatment to provide visual interest and prevent development of a long continuous blank wall. Commercial and institutional buildings which are visible from a public street are required to have a minimum of 100 percent brick and/or stone on the facade(s) facing a public street and 100 percent brick and stone on all other facades. Commercial and institutional buildings which are

not visible from a public street are required to have a minimum of 50 percent brick and stone on all facades. The Planning Commission may permit any other construction materials allowed under state law. In determining whether to allow such materials, the Commission may consider whether the material is proposed as an accent, as a portion of a corporate motif, as well as whether the design is in line with general aesthetic goals of the City of Mt. Juliet as set forth herein, and any other factors deemed relevant by the applicant.

Summary: The applicant is requesting a Commercial Designs Standards waiver to the 100% brick or stone façade requirement, as found in 6.103.7.2, design standards for commercial structures. This proposal includes a façade of 80% stucco, 11% masonry and glazing. Should the waiver request be granted by the Planning Commission, a site plan submittal will follow and be reviewed for compliance with all applicable regulations. Staff will work with the applicant on additional site enhancements and landscaping.

Recommendation: Staff recommends approval of the Commercial Design Standards waiver for In-N-Out Burger on Golden Bear Gateway, subject to the conditions below:

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.



Mt. Juliet, Tennessee

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

Staff Report

File #: 0800

Agenda Date: 8/15/2024

Agenda #: 6.G.

Title:

Review the Site Plan for Lynwood Station Amenity Area located on Clemmons Road.



MEMORANDUM

Date: August 15, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Lynwood Station Amenity Area
Site Plan
Map - 072
Parcel(s) – 063.00

Request: Kimley Horn, on behalf of developer Amber Lane Development, requests site plan approval for the amenity center in the Lynwood Station subdivision located off Clemmons Road in District 3.

History/Analysis: This subdivision received approval in 2019 via ordinance 19-01 and is located off Clemmons Road, in between E. Division and Curd Road and is currently under construction. The PUD includes RM-15 and RM-8 base zoning districts. This amenity center project, proposed on three acres of the property, will include the following amenities:

1. Amenity center clubhouse – 2,658 sf
2. Pool w/ pergolas, decking, lounge chairs, tables and cabanas – 2,157 sf
3. Playground with synthetic turf
4. Outdoor Fitness area
5. Dog park with agility equipment
6. Stone Fire pit w/ seating
7. Open lawn area
8. Pergola
9. Dog park cabana

Landscaping: Landscape plans are currently under review and comments are forthcoming under separate cover. Landscape plan review comments shall be addressed prior to submittal of construction drawings to Public Works.

Parking: Parking for the amenity center is provided on street via parallel spaces along Coronation Drive and Avenue Downs Lane. Thirty-one spaces are provided although how this count was determined is not specified. Four ADA spaces are provided. The dimensions of the parking spaces are not provided, revise. A five-space bike rack is provided.

Access: Vehicular parking is off-site in the right-of-way, leaving the entire site dedicated to amenity uses and pedestrian use. Nice. Pedestrian connections to and throughout the amenity site are complete. Striped pedestrian crosswalks are provided across streets as needed.

Building Elevations: The amenity center clubhouse is primarily faced with brick. Secondary materials used include hardi-board siding and glazing. The roof is architectural shingles. A dog park cabana structure is proposed with brick walls and a metal roof, the gate shall be metal too. Staff requests that all HVAC/pool/utility meters/etc. be identified on subsequent plans and be screened from horizontal view.

Other: A 5-space wave style bike rack and decorative trash receptacles with details have been provided. The photometric plan indicates excessive light bleed at the property lines, revise to 0.5f/c or less. Light fixtures and poles are not specified, revise on subsequent plans – all fixtures shall be decorative and poles shall be painted black.

Fencing details show decorative, aluminum type for the pool area. Retaining walls are proposed and the plans include a detail indicating segmental block construction. Notes included indicate that signage poles and posts will be painted black yet a detail on sheet C8-11 indicates u-channel posts.

Summary: The applicant has addressed most staff comments, outstanding items are minor and may be addressed via the conditions below.

Recommendation: Staff recommends approval of this site plan for the Lynwood Station Amenity Center, subject to the conditions below:

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.



Mt. Juliet, Tennessee

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

Staff Report

File #: 0806

Agenda Date: 8/15/2024

Agenda #: 6.H.

Title:

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



MEMORANDUM

Date: August 15, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Windtree Pines Amenity Center
Site Plan
Map – 050M
Parcel(s) – 003.00

Request: Lose Design, on behalf of Beazer Homes, requests site plan approval for the amenity center in Windtree Pines, a subdivision off Nonaville Road in District 1.

History: Windtree Pines is located on the east side of Nonaville Road, the site of a former golf course. The property was rezoned and includes a PUD overlay. The preliminary master development plan established in 2021 via ordinance 21-11, including both RS-20 and RM-8 base zoning districts. The entire PUD includes 193 acres and 423 units and is currently under construction.

Analysis: The amenity lot is centrally located and is approximately 5 acres in area. The base zoning district in this area of the PUD is RS-20. Proposed for the amenity area is: 4,065sf amenity building, 9,540sf deck, 4,165sf pool, playground equipment, pavilion, putting green, tennis and pickleball courts and other associated improvements including parking, lighting and a mail kiosk.

Article IX Parking: The number of parking spaces is not specified on the plan or in the site data table. The calculation used for parking is not identified in the site data table either. Staff counts 52 spaces, 4 ADA. Drive aisles between parking bays is shown at 26' wide per code. Parking space dimensions are 9'x18', meeting minimum code requirements. Five bicycle spaces are provided via a wave style rack.

Building Design: The pool house is one story, 4,065sf and faced primarily with brick. Secondary materials include board and batten. Roof materials include standing seam metal and concrete tile. The building includes outdoor shower areas that are faced with ceramic tile. The elevations and the renderings of the building supplied with the site plan do not match – will the roof be metal or tile? Revise this discrepancy and clarify what is proposed.

An 854sf pavilion is proposed and constructed primarily with stone (columns, fireplace), the gables being cedar shake shingles and cedar trim. The roof material is metal. The mail kiosk is covered with a structure of stone columns, cedar and cedar shake siding with a metal roof.

Utility equipment, meters and HVAC location is not specified in the plan set. HVAC equipment shall be screened entirely from horizontal view and wall mounted utility and meter equipment shall be painted to match the façade.

Other: Chain link fencing is proposed around the pickleball court and is not permitted, provide decorative low maintenance fencing in lieu. Fencing around the pool area is decorative aluminum and acceptable. Bike rack and trash can details are acceptable. The mail kiosk is covered and lit and with ample parking. Exterior lighting is decorative, and light does not encroach beyond the lot lines. The sidewalk connections to the right-of-way and throughout the site are complete.

Article X Landscaping: The landscape plan comments are via separate cover. The last review dated 6/25/24 netted several comments. All landscape plan review comments shall be addressed before submittal of construction drawing to Public Works.

Waivers/Variances: None are requested beyond what was approved with the preliminary master development plan, ordinance 21-11.

Summary: Most planning staff comments have been addressed. Remaining issues are minor and may be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the site plan for the Windtree Pines amenity center, subject to the following conditions:

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.



Mt. Juliet, Tennessee

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

Staff Report

File #: 0797

Agenda Date: 8/15/2024

Agenda #: 6.I.

Title:

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



MEMORANDUM

Date: August 15, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Everette Downs Mixed Use
FMDP/Site Plan
Phase 1, Lots 3 & 5, Buildings 1-3
Map – 072P, Group A
Parcel(s) – 014.00

Request: CSDG, on behalf of their client, Robinson Developments, is requesting Final Master Development Plan and Site plan approval for Phase 1, Lots 3 & 5, buildings 1-3, of the Everette Downs Commercial Mixed Use PUD, located on N. Mt. Juliet Road, in District 3.

History/Preliminary Master Development Plan: This PUD was established via Ordinance 2024-34 and its associated Preliminary Master Development plan. The proposed development area consists of 11.67 acres. The Preliminary Plat shows the creation of five lots, and is proposed on this same agenda. The property is zoned CTC-PUD.

Final Master Development Plan & Site Plan: The Final Master Development Plan is in substantial conformance with the previously approved Preliminary Master Development Plan. The overall site layout was established with the PMDP and has not changed significantly with this FMDP submittal, which is specifically for Phase 1, Lots 3 & 5. The most significant change was the addition of a fifth lot, created out of former lot 3, to be developed in Phase 1, whereby four lots were previously proposed. The overall number of structures on the property has not changed.

The FMDP reflects many of the changes requested by staff, Planning Commission and the Board of Commissioners. The previously supplied development timeline indicates construction beginning Q1 2025 of Lot 3, with development completion Q2 2027.

Site Plan: The Site Plan, as submitted is for Phase 1, Lots 3 & 5, Buildings 1-3, which will incorporate three commercial buildings. This will include the Lot 5, building #1 which is a 10,655 of mixed use retail space. Building 2 is 7,670 sf retail/restaurant mixed use, abutted to Building 3 which is the 23,485 sf Sprouts grocery store. Separate site plans will be submitted for Phases 2 and 3, that include additional commercial units and the Multi-family portion of the development.

Bulk Standards: The total acreage of the proposed development is 11.67 acres. The commercial component of this development that includes lots 1, 2, 3 & 5, will incorporate 8.16 acres (69.9%) and will include five buildings combined, along with associated parking. The multi-family residential, lot 4, will incorporate 3.51 acres (30.1%) and is not part of this phase/submittal.

Vehicular Access: The property has frontage along N. Mt. Juliet Road and a traffic signal has been indicated at the main entry drive. Access will also be available by cross access easement through the Physicians Plaza property directly North that will provide connection to East Division Street directly across from the Train Station parking area. Decorative street lighting is proposed throughout the development.

Streets/sidewalks: The existing sidewalk along N. Mt. Juliet Road will be replaced and upgraded to 6' in width along the corridor. The internal sidewalk network is shown in the commercial portion with connections throughout, directly to North Mt. Juliet Road and also will provide access to the Northern portion of the entryway.

Parking: Parking data indicates for the proposed building #1, Lot 5, includes a mixed use of restaurant and retail, and indicates minimum parking of 53 spaces, with proposed parking of 56 spaces that will incorporate 3 handicapped spaces. Buildings #2 & 3, Lot 3, of which includes the Sprouts grocery store, along with restaurant and retail space, indicate minimum parking requirements of 177 spaces. The proposed parking is for 200 spaces, and will include 9 handicapped spaces. Parking has been determined by the proposed use for each space incorporated within these specific buildings.

6.103.7 Commercial Design Standards: All requirements of 6-103.7, shall be met, excepting any variances/waivers as approved by the Board of Commissioners and indicated in the approved variance/waiver listing below. A variance was granted to allow for 65% masonry and 35% secondary materials on all facades allowed.

Bollards, poles and posts are painted to match the site palette. The site includes retaining walls, these shall be faced with brick or stone to match the building materials. Handrails are provided for walls with 30" or greater height and will be requested to be decorative in nature. Decorative trash receptacles and wave style bike racks are provided throughout the development. Black powder coated cart corrals were approved at PMDP for the Sprouts grocery store location.

5.104.1 Residential Development Standards – The multi-family structures are not included as part of this phase, full compliance with the residential zoning regulations will be required at Site plan submittal.

Landscaping: Landscape plans are under review and comments are coming via separate cover. All comments shall be addressed before construction plans can be submitted. Enhanced landscaping has been requested to be placed throughout the development due to waivers as approved by the Board of Commissioners and indicated in the approved waiver listing below.

Variance/Waivers: There were a number of substantial variances/waivers granted as part of the Preliminary Master Development approval. The following is a list of all variances/waivers as granted by the Board of Commissioners, Ordinance 2024-34. Some variances/waivers may include phases, such as the multi-family residential (Lot 4), which are not submitted on the included site plan, but to be submitted at a later date and will also be included at that time:

1. The Board of Commissioners granted a variance to 6-103.7 Allow for 65% masonry, 35% secondary materials on all facades allowed.
2. The Board of Commissioners granted a variance to 5-104.1 Parapet screened rooftop HVAC units for the multi-family buildings allowed. (*Residential, Phase 2, Lot 4*)
3. The Board of Commissioners granted a variance to 5-104.1 Allowed to omit the multifamily perimeter fence. (*Residential, Phase 2, Lot 4*)
4. The Board of Commissioners granted a variance to 5-104.1 Allow for 65% masonry, 35% secondary materials on all facades. (*Residential, Phase 2, Lot 4*)
5. The Board of Commissioners granted a variance to 5-104.1 Allowed to omit a tot lot. (*Residential, Phase 2, Lot 4*)
6. The Board of Commissioners granted a variance to 5-104.1 Allowed building separation of 20', buildings will be sprinkled. (*Residential, Phase 2, Lot 4*)
7. The Board of Commissioners granted a variance to 5-104.1 Allow for 1.5 parking spaces per multi family unit but required additional visitor parking. (*Residential, Phase 2, Lot 4*)
8. The Board of Commissioners granted a variance to 10-111 allowing to omit the landscape buffer between residential and commercial areas of the PUD but require enhanced landscaping in this area in lieu of the buffer.
9. The Board of Commissioners granted a variance to 6-102 Allowing a minimum of 10,000sf for the grocery store use in lieu of 20,000sf.
10. The Board of Commissioners granted a variance to Article 11 Signage as shown on the PMDP plans. Required to relocate the monument sign on lot 2 to the far northwestern corner to allow adequate line of sight distance due to the pylon being on the same lot.
11. The Board of Commissioners granted a variance to 10-111 allowing for a 10' wide buffer around the PUD in lieu of the required 20' buffer.
12. The Board of Commissioners granted a variance to 5-103 & 6-103 Allowing up to 80% impervious surfaces for the entire PUD.
13. The Board of Commissioners granted a variance to 6-103.7 Allowing standing seam metal roofs on the structure on lot 3.

Summary: The Final Master Development plan is in substantial conformance with the Preliminary Master Development Plan (ordinance 2024-34) and the Site Plan reflects many of the revisions requested from previous reviews. A Preliminary Plat for this development has also been submitted on this agenda as well. Outstanding items are minor and may be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the Final Master Development plan and the Site plan, for Everette Downs, Phase 1, Lots 3 & 5, buildings 1-3, subject to the conditions as noted below.

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.



Mt. Juliet, Tennessee

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

Staff Report

File #: 0798

Agenda Date: 8/15/2024

Agenda #: 6.J.

Title:

Review the Preliminary Plat for Everett Downs Mixed Use located at 1919 N. Mt. Juliet Road.



MEMORANDUM

Date: August 15, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Everett Downs Mixed Use
Preliminary Plat
Map – 072P, Group A
Parcel(s) – 014.00

Request: CSDG on behalf of their client, Robinson Developments, is requesting a Preliminary Plat approval for five lots and associated right-of-way easements and infrastructure at 1919 N. Mt. Juliet Road, in District 3.

History: The PMDP-PUD was originally approved by the Board of Commissioners via Ordinance 2024-34 in July 2024. This Preliminary Plat lays out the lots and infrastructure for the Everett Downs Commercial Mixed-Use PUD, along N. Mt. Juliet Road, just South of E. Division Street, with CTC-PUD base zoning.

Preliminary Plat: This Preliminary Plat establishes five lots ranging in size from 1.18 acres to 4.20 acres. Various easements for shared access are also included. A Final Master Development Plan has been submitted to the Planning Commission concurrently and is also on this same agenda.

Summary: This preliminary plat is for the entire mixed-use subdivision, creating five lots and establishing access easements. An associated final master development plan for lots 3 and five, buildings 1, 2 and 3 is also on this month's Planning Commission agenda. The applicant has addressed the majority of the comments received from prior staff reviews. Any remaining issues may be addressed via the conditions of approval as listed below.

Recommendation: Staff recommends approval of this Preliminary Plat for the Everett Downs Commercial Mixed Use PUD, and asks that the following conditions please be included within the approval.

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.



Mt. Juliet, Tennessee

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

Staff Report

File #: 0804

Agenda Date: 8/15/2024

Agenda #: 6.K.

Title:

Review the Preliminary Plat for Greenhill Road Commercial located off Lebanon Road and N. Greenhill Road.



MEMORANDUM

Date: August 15, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Greenhill Rd. Commercial
Preliminary Plat
Map - 053
Parcel(s) – 040.00 & 041.00

Request: CSDG, on behalf of their client, CD Greenhill Investments, is requesting preliminary plat approval for five commercial lots and associated right-of-way, easements and infrastructure on Lebanon Road, North Greenhill Road and Old Greenhill Road in District 1.

History: This preliminary plat lays out the lots and infrastructure for the Greenhill Road Commercial PUD, West of N. Greenhill Road, along Lebanon Road. This PUD originally received PMDP approval in April 2024 (ordinance 24-23) with CRC base zoning. Proposed uses include gas/convenience, restaurant and professional services.

Preliminary Plat: This preliminary plat includes five lots ranging in size from 1.06 to 2.56 acres. Various easements are included for internal vehicle circulation. Building setbacks need attention to meet code. Further details will be reviewed at site plan submittal for the individual lots as they develop.

Summary: The applicant has addressed most of staff comments. Any outstanding issues may be addressed via the conditions of approval below. A final master development plan for infrastructure only has been submitted to the Planning Department and is also on this month's agenda.

Recommendation: Staff recommends approval of the preliminary plat for the Greenhill Commercial PUD with the following as conditions:

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.



Mt. Juliet, Tennessee

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

Staff Report

File #: 0805

Agenda Date: 8/15/2024

Agenda #: 6.L.

Title:

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



MEMORANDUM

Date: August 15, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Greenhill Rd. Commercial
FMDP (Infrastructure & Grading)
Map - 053
Parcel(s) – 040.00 & 041.00

Request: CSDG, on behalf of their client, CD Greenhill Investments, is requesting final master development plan approval for the Greenhill Commercial PUD, located on Lebanon Road in District 1. This final master development plan is for infrastructure planning only.

History/Preliminary Master Development Plan: This PUD was established via ordinance 24-23 and its associated preliminary master development plan. This submittal includes all five lots and is not phased. Separate site plans will be submitted for the individual commercial sites, the exact uses of each site is not yet finalized. Another final master development plan shall be required before submittal of any site plans for review.

Final Master Development Plan: The supplied plan is provided for grading and infrastructure work only. All uses, included required parking, phasing and coverage data, etc. is intended to be provided at the time of site plan submittal for each individual lot.

Bulk Standards: The total acreage of the proposed development is 8.36 acres. The entire site will be utilized for commercial purposes only, as the based zoning is CRC. The building setbacks are incorrectly labeled, please revisit the code and display the building envelope correctly on subsequent submittals. Further review will occur at site plan submittal for each commercial lot, where full compliance with preliminary master development plan conditions will be required.

Pedestrian & Vehicular Access: The property has frontage along, Lebanon Road, N. Greenhill Road and Old N. Greenhill Road with access to each. Road improvements are identified. Internal streets are private and include 6' wide sidewalk. Sidewalk will be required on both sides of all internal streets as the PUD develops.

Summary: This final master development plan is for infrastructure only and is in substantial compliance with the previously approved preliminary development plan. Any additional comments are found in the conditions of approval below.

Recommendation: Staff recommends approval of the final master development plan (infrastructure only) for the Greenhill Commercial PUD subject to the following conditions:

Planning and Zoning:

1. All conditions of preliminary master development plan approval, ordinance 24-23, shall be adhered to.
2. A complete final master development plan including all checklist items shall be submitted at a future date before site plans can be approved.

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.



Mt. Juliet, Tennessee

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

Staff Report

File #: 0796

Agenda Date: 8/15/2024

Agenda #: 6.M.

Title:

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



MEMORANDUM

Date: August 15, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Odum Springs
Preliminary Plat
Map - 097
Parcel(s) – 011.16

Request: CSDG, on behalf of their client, requests preliminary plat approval for the Odum Springs subdivision consisting of four lots on John Wright Road in District 3.

Analysis: This subdivision is located on the east side of John Wright Road and is presently undeveloped. The property includes a stream and associated buffers. The total area being subdivided is 9.65 acres. The property is zoned RS-40. The proposal includes 4 lots: lot 1: 3.04ac, lot 2: 2.06ac, lot 3: 2.04ac and lot 4 2.19ac. All lots will have frontage along John Wright Road. Building setbacks are correctly displayed and the lot width is compliant for RS-40 zoning. Lots 2 and 3 will share driveway access.

Summary: Most of staff comments have been addressed. A preliminary plat is required in lieu of directly proceeding to final plat with a minor subdivision due to the extension of utility lines to serve the lots.

Recommendation: Staff recommends approval of the preliminary plat for Odum Springs, subject to any conditions found below:

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.



Mt. Juliet, Tennessee

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

Staff Report

File #: 0802

Agenda Date: 8/15/2024

Agenda #: 6.N.

Title:

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

RESOLUTION - 2024

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE SOUTH GREENHILL ROAD AND RIGHT OF WAY, LOCATED AT SOUTH GREENHILL ROAD FROM THE NORTHERN PROPERTY CORNER OF 6105 FREEMANTLE CT TO THE NORTHERN PROPERTY CORNER OF PARCEL 073 008.04, 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 South Greenhill Road Roadway and Right of Way, 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 PORTION OF ROADWAY AND RIGHT OF WAY LOCATED AT SOUTH GREENHILL ROAD FROM THE NORTHERN PROPERTY CORNER OF 6105 FREEMANTLE CT TO THE NORTHERN PROPERTY CORNER OF PARCEL 073 008.04, 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.

RESOLUTION - 2024

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:

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.

RESOLUTION - 2024

I. Planning:

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: N/A

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:

James Maness, Mayor

ATTEST:

Sheila S. Luckett, MMC
City Recorder

RESOLUTION - 2024

APPROVED AS TO FORM:

Gino Marchetti, City Attorney

Kenny Martin, City Manager