

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

Date Received: October 03, 2025 (September 18, 2025)

Project Name: Golden Bear Place PUD (Condition #11 Reconsideration)

Project Phase:

Submitted By: Gus Wilson

Nature of Submittal:

☐ Preliminary Plat

☐ Final Plat

☐ Site Plan

☒ PMDP - PUD

☐ FMDP

☐ Construction Plans

Engineering Comments:

1. The development team is requesting relief from requirements of the previously approved PMDP, last amended in November 2024, to allow full access driveways on the collector road between Golden Bear Gateway and Beckwith Road. The following conditions would need to be voided from Ordinance 2024-52 to meet the developer's request:
 - Public Works Comment 9.
 - Public Works Comment 11 (h).
 - Public Works Comment 13.
2. **Staff does not support the request based on safety concerns, the City's access code, and AASHTO design guidelines; Should the conditions be waived,** the northern parcel shall be granted a left-turn into the site from the collector road. A left-turn shall be installed and configured to prohibit left-turns out of the site or into the southern parcel, which shall maintain right-in/right-out access only from the new collector.
3. All other previously approved PUD conditions shall apply.

WWUD Comments:

1. WWUD has no comments.

Recommendation: Staff does not support variance

Review Date: October 09, 2025 (September 25, 2025)

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