

MEMORANDUM



Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 2937 Curd Rd. a.k.a. Springs Mt. Juliet
PMDP PUD/REZONE
Map - 054
Parcel(s) – 100.03, 100.04, 100.05

Request: Submitted by Dewey Engineering, on behalf of the owner Magnolia Tree Investments, the applicant requests a rezone and preliminary master development plan approval for a mixed-use development at 2937 Curd Road in District 1.

History: The subject property is on the west side of Curd Road, south of Lebanon Road and stretches west with frontage along Golden Bear Gateway also. The proposal is for 158 townhomes and 36,000sqft of commercial, restaurant and amenity uses. The estimated population at buildout is 395 people. A summary of the request is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
2937 Curd Road Mixed - Use	Neighborhood Commercial	N/A	RS-20	CTC-PUD

Future Land Use Plan: The land use map identifies the area as neighborhood commercial land use. The proposal does not violate the City's land use plan. Neighborhood commercial supports the rezone request from RS-20 to CTC-PUD.

Zoning: Current zoning is RS-20, medium density residential. Requested is CTC with a PUD overlay.

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

1. *Is in total agreement with the general plan for the area, and*
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*

5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Preliminary Master Development Plan:

Location/Overview: The subject property is on the west side of Curd Road, south of Lebanon Road and stretches west with frontage along Golden Bear Gateway. The site is, presently, undeveloped and wooded and approximately 20.1 acres, meeting the minimum area requirement for a CTC mixed-use PUD in this part of town. The proposal is for 158 townhomes and 36,000sqft of commercial and amenities. A detailed phasing plan is not provided but the comment response letter indicates the order being: townhomes south of road A first, commercial second and townhomes north of road A third.

Article VI Bulk Standards: Overall residential density is 158 units on 20.1 acres for a density of 7.9 units/acre. This density is permitted in this mixed-use PUD. Building setbacks are corrected rendered for a CTC PUD. Bulk waivers are not requested as part of this submittal. Further review of these details will be performed at site plan submittal. Building separation distances shall be delineated on subsequent submittals.

Streets/Sidewalks/Access: Vehicular access is proposed from both Curd Road and Golden Bear Gateway via a public road. The remaining access lanes are private. The sidewalk network is complete, with internal sidewalks on both sides of the public and private lanes. Sidewalk connections are provided to the right-of-way where appropriate. A waiver is requested for private streets and is detailed below.

Article X Parking: The preliminary layout indicates the site is overparked per code requirements. 624 spaces are provided 516 are required. 2/unit townhomes (316), 1/250 retail (41) and 1/150 restaurant (159 stalls). Driveways are shown 22' long and two car driveway width shall be 18'. Parking for the commercial areas is located behind the buildings in lieu of along Golden Bear Gateway, staff appreciates this layout. Parallel guest parking spots are provided throughout the residential component of this PUD.

Amenities: The main amenity area is in the northeast corner of this PUD, in the commercial area of the PUD. A playground is proposed at the northeast corner of the site along Curd Road. Staff requests that the playground area be relocated to a more central part of the PUD and away from a busy road such as Curd. Amenities shall not count towards commercial requirements for mixed us PUDs, please delineate this on subsequent submittals. A clubhouse of 2,000sf is proposed.

Article XI Signage: Commercial mixed-use signage will allow for up to two signs per development. Lots with less than 200 linear feet of road frontage, shall have a sign face no greater than 30 sf, dual sided and a maximum height of 10'. For lots with greater than 200 linear feet of road frontage, sign faces shall not exceed 50 sf, dual sided and a maximum height of 10'.

The applicant is requesting a waiver to the sign regulations by requesting a total of seven ground mounted signs, that include two entry monuments for the overall development, and one ground mounted for each of the five commercial buildings.

6-104.1 Mixed Use Standards: The area of the site devoted to commercial is 5 acres (25%) of the 20.1 acres in the PUD boundary and is located on the west side of the PUD adjacent to Golden Bear Gateway. Proposed uses include retail and restaurants and associated improvements. The total square footage of commercial space is 34,000sf arranged in five building ranging size from 2,200sf to 7,200sf.

The renderings supplied show townhomes with secondary materials. Revise. The applicant is asking for one design waiver, for up to 40% secondary material for the sides and rear of the commercial buildings only. The townhomes and amenity buildings shall be 100% masonry. Should this waiver not be approved, all code requirements shall be met.

Article X Landscaping: The site is subject to landscape buffers these are rendered on the preliminary master development plan. Staff is not in support of the interface at the northwest area of the PUD where the townhomes meet the commercial and amenity area. A buffer and fence are proposed, however; the buffer is narrow. Ideally, unit 117 is removed allowing enough space for a wider, more useful buffer area. Further review and a complete landscape plan will be reviewed at site plan and final master development plan review.

Waivers: The following waivers are requested as part of this preliminary master development plan:

1. Internal streets for residential development shall be private streets. – PUBLIC WORKS TO RECOMMEND
2. 6-103.7: Commercial building facades 100% brick and/or stone for street facing sides. Facades not facing the street will include at least 40% brick or stone – STAFF SUPPORTS - THE TOWNHOMES AND AMENITY BUILDING SHALL BE 100% MASONRY ON ALL FACADES.
3. Article XI: Signage requested to include 2 ground mounted entry monuments for the overall development and 1 ground mounted sign for each commercial buildings, totaling 7 ground mounted signs. STAFF DOES NOT SUPPORT. THE CODE ALLOWS FOR UP TO TWO FREESTANDING, GROUND MOUNTED SIGNS. THE REQUEST FOR INDIVIDUAL GROUND SIGNS FOR EACH COMMERCIAL ENTITY WILL NOT BE AESTHETICALLY PLEASING FOR THIS AREA. STAFF WOULD BE IN SUPPORT OF ALLOTING ADDITIONAL HEIGHT AND SQUARE FOOTAGE FOR THE TWO GROUND MOUNTED DEVELOPMENT SIGNS.

Other: Trash receptacles and bike racks are required at each commercial building and amenity area per the zoning ordinance requirements, notes provided indicate intended compliance with this requirement. The dumpster enclosures shall comply with 6-103.7 including a pedestrian door, masonry enclosure and metal gates. Staff does not support the dumpsters adjacent to the main drive aisle, revise the location. Notes on the plans indicate willingness to comply with a variety of code requirements.

Summary: This request is for a preliminary master development plan approval and rezone approval from RS-20 to CTC-PUD for a mixed-use development with 158 townhomes and 36,000sf of commercial and amenities. Plans are conceptual at this point and if the preliminary master development plan and rezone are approved further refinement will occur at subsequent submittals. The City's future land use plan supports the rezone request. The Planning Commission and Board of Commission must review and recommend and decide on the waiver requests detailed above.

Recommendation: Staff recommends forwarding a positive recommendation to the Board of Commissioners for the preliminary master development plan and rezone for Springs Mt. Juliet at 2937 Curd Road, a mixed-use PUD, subject to the conditions below:

Planning and Zoning:

1. Two car driveways shall be at least 18' wide.
2. Only improved open space may contribute to the 10% minimum requirement.
3. Identify the square footage of commercial uses alone, remove non-residential language, specify the exact amount of commercial and amenity area proposed.
4. Identify building separation distances on the final master development plan.
5. Relocate the playground amenity to a more central location in the PUD and away from Curd Road.
6. Remove lots 116 & 117 to allow enough space for an effective buffer from adjacent commercial and amenity uses.
7. Provide building renderings that match the waiver requests. Townhomes shall be fully masonry.
8. All requirements of the City's Subdivision regulations shall be adhered to, except any waivers approved by the Planning Commission and Board of Commissioners.
9. 5-104.1 Multifamily guidelines shall be adhered to, except any waivers approved by the Planning Commission and Board of Commissioners.
10. 6-104.1 Mixed use regulations shall be adhered to excepting any waivers granted by the Planning Commission or Board of Commissioners.
11. 6-103.7 Commercial design standards shall be adhered to except any waiver issues by the Board of Commissioners.
12. Residential HVAC and utility equipment shall be screened entirely from horizontal view, utility meters shall be screened with brick/stone screen walls.
13. Wall mounted utility and meter equipment shall be painted to match the façade of all commercial and amenity buildings.
14. All exterior lighting fixtures shall be decorative.
15. Brick shall be clay, baked and individually laid.
16. Stone shall be individually laid.
17. Provide trash receptacles at each commercial building and amenity main entrances.
18. Provide a five-space wave-style bike rack at each commercial and amenity building.
19. Wet ponds shall have lighted fountains with aeration.
20. Detention and retention areas shall be screened with landscaping around the perimeter.
21. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan and landscape plan submittal.

22. The mail kiosks shall be covered and lit and include designated parking.
23. The dumpster enclosures shall include a pedestrian door, masonry enclosure, metal gates and meet all requirements of 6-103.7.
24. Relocate the dumpsters along the main drive to a less conspicuous location.
25. Provide decorative streetlighting at the subdivision entrances and throughout.
26. Wall mounted light fixtures shall be decorative.
27. Parking lot lighting shall include decorative fixtures mounted to black poles.
28. Mulch is not permitted within 3' of any commercial or amenity structure.
29. All poles and posts shall be painted black, channel posts are not permitted.
30. Wheel stops are not permitted.
31. Bollards shall be painted black.
32. Roof mounted HVAC equipment for the commercial structures and amenities shall be screened entirely from horizontal view via parapet walls per 6-103.7.
33. Provide a phasing sheet with the final master development plan submittal.
34. Sidewalks and trails are not permitted within landscape buffer areas.
35. Identify building separation distances for the commercial and amenity areas.
36. Patios, should they be installed, shall not encroach into landscape buffers.
37. All amenities shall be completed before issuance of the 110th CO.
38. All commercial development shall be completed before issuance of the 110th CO.
39. Split area of the south storm pond, between units 28 & 29, as it will serve both residential and commercial areas of this PUD. As calculated it currently gives inaccurate credit toward commercial area.

Engineering:

1. The following variances are requested or required:
 - a. [4-103.3] To allow private streets: **SUPPORTED conditionally on the proposed cross section meeting the City standard for an Access Lane or greater.**
 - b. [4-103.103] To exclude a grass strip between sidewalks and curbs: **NOT SUPPORTED**
2. Based on Staff's review of the MTA, the following offsite improvements are recommended:
 - a. A westbound left-turn lane shall be constructed on Lebanon Road at Curd Road by the 100th C.O.
 - b. The westbound left-turn lane on Lebanon Road at Golden Bear Gateway shall be extended to accommodate the projected queue by the 100th C.O. This will require the installation of a two-way left-turn lane between Golden Bear Gateway and Curd Road to accommodate the storage and tapers.
 - c. Install curve feedback signs on Curd Road south of the project entrance by the 25th C.O.
3. Based on Staff's review of the MTA, the following site-related improvements are recommended:
 - a. A northbound right-turn and a southbound left-turn lane are required on Golden Bear Gateway at the project access prior to the 1st C.O. (commercial or residential (excluding any model home));
 - b. A northbound left-turn lane is required on Curd Road at the project access prior to the 1st C.O. (commercial or residential (excluding any model home)).

4. On street parking shall be parallel parking, including at the mail kiosk. Additional parking may be provided from a separate lot.
5. Sidewalks adjacent to any parking shall be 7'.
6. A crosswalk shall be provided across Road A at Road B.
7. Sidewalk width along Golden Bear Gateway frontage shall be at least 6'. This sidewalk would likely be located on the bank of the existing bluff. Grading of the bluff shall be included with the FMDP submission.
8. Sidewalk width along Curd Road frontage shall be at least 5'.
9. A minimum driveway depth of 22' is recommended, matching the requirement for single-family residential.
10. The sidewalk connecting Road F to the northern walking path shall be on the west side of the road.
11. The 2' grass strip will have steep driveway grades from the curb.
12. All pedestrian facilities shall comply with ADA and PROWAG standards.
13. Adequate sight distance shall be provided at all intersections. Sight distance profiles will be provided at FMDP.
14. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
15. Landscaping plans shall be approved prior to construction plans approval.
16. If wet ponds are used, aeration shall be provided.
17. The developer deemed there were no steep slopes onsite.
18. Tennessee Rule 0400-10-.04 required for water quality and quantity.
19. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
20. An assessment of the allowance onsite grinder systems will take place at FMDP. If grinder systems are indeed allowed, the developer shall provide a redundant system to the City for each grinder system installed as future maintenance.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Provided.