



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

Resources: Jennifer Hamblen, Planning Director, Jon Baughman, Deputy Planning Director, Matt White, Public Works Director, Shane Shamanur, Director of Engineering, Gino Marchetti/Charles Michels - City Attorney

1. Call to Order

Rollcall

Present Chairperson Luke Winchester, Vice Chair David Rast, Commissioner Gerard Bullock, Commissioner Ted Floyd, Commissioner Rebecca Christenson, Commissioner Larry Searcy, Commissioner Preston George, and Commissioner Linda Armistead

Absent Commissioner Scott Hefner

2. Set Agenda

Chairman Winchester set the agenda as stated.

3. Staff Reports

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

4. Citizen's Comments

There were no citizen comments.

5. Minutes Approval

5.A. Approve the minutes for the November 16, 2023 Planning Commission meeting.

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Gerard Bullock

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

Absent: Commissioner Hefner

6. Consent Agenda

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

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

RESULT: APPROVED

MOVER: Larry Searcy

SECONDER: Linda Armistead

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

Absent: Commissioner Hefner

- 6.A.** Approve the 2023 Required Continuing Education Hours from the 2023 Training Seminars.
- 6.B.** The Sewer Letter of Credit (70002813) for Wynfield Ph 1 Pump Station/Force Main in the amount of \$498,394.50 can be released.
- 6.C.** The Sewer Letter of Credit (70002812) for Wynfield Ph. 1 in the amount of \$177,703.50 can be released.
- 6.D.** The Sewer Letter of Credit (70003479) for Wynfield Ph. 2 in the amount of \$194,098.50 can be released.
- 6.E.** The Sewer Letter of Credit (70004986) for Wynfield Ph. 3 in the amount of \$91,434.00 can be released.
- 6.F.** The Sewer Letter of Credit (SLC00005617) for Baird Farms Ph. 2B in the amount of \$63,046.50 can be released.
- 6.G.** The Sewer Letter of Credit (SLC00005928) for Baird Farms Ph. 3C in the amount of \$50,794.50 can be released.
- 6.H.** The Development Letter of Credit (954255305-90092) for Tuscan Gardens, Ph. 18 in the amount of \$118,802.51 can be released.
- 6.I.** The Sewer Letter of Credit (90021028) for Walton’s Grove Ph. 2 in the amount of \$57,106.50 can be released.
- 6.J.** The Development Cashier Check (5300201864) for Townhomes of Hickory Hills Ph. 2 in the amount of \$43,184.88 can be released.

7. Site Plans

- 7.A.** Review the Site Plan for Wash N Roll located at 0 Rutland Drive.

Staff went over their reports and answered questions from the commission. Levi Sciara, 622 2nd Ave. S, represented the project. He agreed to drop the waiver request concerning secondary facade materials.

Planning and Zoning:

1. Revise the building setback line along Rutland Drive to 30’.
2. Brick the rear of the parapet walls where visible.
3. Provide a detail of the guardrail.
4. Correct the zoning labels to the correct CI zoning.
5. All brick shall be clay, baked and individually laid. Thin brick is not permitted.
6. Any wall mounted utility and meter equipment shall be painted to match the building façade.
7. Exterior lighting fixtures shall be decorative; wal-paks (ARC1) are not permitted.
8. The extravagant/distracting lighting found at other Wash and Roll facilities shall not be duplicated at this location.
9. Provide a trash can near the main entrance and provide a detail of the can.
10. Landscape plans shall be approved by the City’s consultant prior to the issuance of any permits.
11. All signage to be reviewed and approved via a separate application to the Planning Department.
12. Revise the dumpster enclosure detail to meet the requirements of 6-103.7 of the zoning ordinance.
13. Identify the bike rack location and provide a detail.
14. Remove references to Lebanon from landscape sheet L200.
15. Light poles shall be painted black, the detail specifies “to match fixture”.
16. Identify the area of the building in the site data table.

Public Works:

1. No traffic impact analysis study is needed after review of the traffic screening form.
2. The applicant shall provide six feet (6’) wide sidewalk designed at a maximum cross slope of 1.5% with six feet (6’) wide grass strip across their frontage along Rutland Drive.
3. Provide curb and gutter, a six-foot grass strip, and a 10-foot-wide asphalt multi-use path along the Golden Bear Gateway frontage. Placement of these items and elimination of the shoulder can be reviewed at construction plan submittal. Project Prosper (Costco) will be providing a right turn deceleration lane on Golden Bear, so this development will need to coordinate their design with Costco’s design of the right turn lane.
4. The applicant shall also provide spread calculations to determine curb inlet spacing and requirements along Golden Bear Gateway between Volunteer Blvd. and Legacy Pointe Blvd. The applicant is only required to install inlets needed from this analysis for the property frontage.
5. Stormwater report under preliminary review. A comprehensive review of the drainage report will take place at the construction plan review.
6. Site grading shall be 3:1 or flatter.
7. Storm pipe diameter shall be 15” minimum (outside of ROW) and 18” minimum (within ROW) except for water quality purposes.
8. Specifications for oil/water separator will be provided at construction plan review.

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

RESULT: APPROVED

MOVER: Larry Searcy

SECONDER: Ted Floyd

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

Absent: Commissioner Hefner

- 7.B.** Review the Site Plan for Andy’s Frozen Custard located at 4024 N. Mt. Juliet Road. Staff went over their reports and answered questions from the commission. Jessica Gore, 2033 N. Mt. Juliet Road, represented the project. There were no citizen comments. Commissioner Christenson made the motion to approve with the elevations as submitted.

Planning and Zoning:

1. Submit a subdivision plat.
2. Commercial Design Standards 6-103.7 shall be met unless a waiver is granted by Planning Commission.
3. All brick shall be clay, baked and individually laid.
4. All wall mounted utility equipment and meters shall be painted to match the building façade.
5. Light bleed shall be zero at the right-of-way, and at property line adjacent to residential.
6. Should wall mounted lighting fixtures be used they shall be decorative; wal paks are not permitted. All lighting shall be decorative in nature.
7. There shall be no signage placed on the interior or exterior of the proposed retaining walls.
8. Wall signage shown on elevations is subject to review in a separate submittal. Signs are not approved at this time.
9. Planning Commission approves elevations as submitted.

Public Works:

1. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at the construction plan review phase.
2. Analyze TDOT Q50 flows when discharging into the NMJR storm system.
3. Provide water quality for discharge from the dumpster.
4. Upgrade sidewalk to 6’ wide along NMJR across property frontage.
5. Review of traffic screening form yielded no additional traffic impact analysis for this site.
6. Sewer availability is currently under review.

West Wilson Utility District:

- 1. There will be no light poles located within the water line easement.
- 2. The storm line between Structure 6 and 7 shall have at a minimum of 18” vertical clearance between from the water line.

Mt. Juliet Fire Marshal:

- 1. Building will have a commercial fire alarm following NFPA 72.

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

RESULT: APPROVED
MOVER: Rebecca Christenson
SECONDER: Preston George

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

Absent: Commissioner Hefner

8. PUD Amendments

8.A. **Review the PUD Amendment for Homewood Suites located at 80 Belinda Parkway.

Staff went over their reports and answered questions from the commission. Jake Porter, 2305 Kline Ave., represented the project. There were no citizen comments.

Planning and Zoning:

- 1. All conditions of Preliminary Master Development Plan and Final Master Development Plan approval shall be adhered to.

Public Works:

- 1. No Comments

West Wilson Utility District:

- 1. There are no existing or proposed water lines shown.

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

RESULT: **POSITIVE RECOMMENDATION
MOVER: Linda Armistead
SECONDER: Gerard Bullock

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

Absent: Commissioner Hefner

8.B. **Review the PUD Amendment for MJ Commons located at 12950 Lebanon Road.

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

Planning and Zoning:

- 1. Outdoor animal care and veterinary uses shall not be permitted, add this note to the plans.
- 2. All activities shall be indoors. All other supplementary regulation in 3-104.7.2 shall be adhered to.

Public Works:

- 1. No Comments

West Wilson Utility District:

- 1. Does the water line on Tate Lane extend across this property as shown?

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

RESULT: **POSITIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Luke Winchester

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

Absent: Commissioner Hefner

9 Resolutions

9A. A RESOLUTION TO APPROVE THE PURCHASE AND SALE AGREEMENT TO PURCHASE PROPERTY LOCATED AT 4370 OLD LEBANON DIRT ROAD FOR A PURCHASE PRICE OF \$950,000.00 TO BE USED FOR A FUTURE FIRE HALL AND AUTHORIZING THE CITY MANAGER TO SIGN THE AGREEMENT

There were no citizen comments.

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

RESULT: APPROVED

MOVER: Rebecca Christenson

SECONDER: David Rast

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

Absent: Commissioner Hefner

Enactment No: 71-2023

10. Adjourn

Nathaniel Watson, Troop 1204, talked about trying to achieve his Eagle Scout.

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: David Rast

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

Absent: Commissioner Hefner

****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

Kenny Howell, Planning Commission Secretary