



MEMORANDUM

Date: February 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: LC Mt. Juliet II
LUA, AX, PMDP PUD, RZ
Map - 96
Parcel(s) – 21.01

Request: Submitted by CSDG, on behalf of their client, the applicant requests an annexation, plan of services, land use plan amendment, rezone and preliminary master development plan approval for a mixed use development on Central Pike including commercial and residential in a mix of townhomes, rowhouses and apartment buildings totaling 655 residential units potentially located in district 3.

History: The property is 62.9 acres on the south side of Central Pike, between SW Cook Rd. and SMJR. The property is in Wilson Co. but within the City's urban growth boundary. The current zoning is Wilson County R-1. The applicant has requested a rezone CMU-PUD to develop a mixed-use community, LC II, similar to the LC at Providence, albeit larger. The application was originally submitted to the Planning Department in September 2022 and has been deferred since. The City's land use plan identifies the area as medium density residential. A summary of the request is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
CSDG/LC Mt. Juliet II	Medium Density Residential	Mixed Use	Wilson County R-1	CMU-PUD

Future Land Use Plan: The City's future land use map identifies the property as medium density residential. Medium density land use is found around the property south of Central Pike. The north side of Central Pike is classified as mixed-use. The land use plan does not support a request for mixed-use classification for this property.

Zoning: The zoning is R-1 in Wilson County, surrounding zoning as well. The applicant is seeking CMU zoning with a PUD overlay should the land use plan be amended.

Urban Growth Boundary: The subject property is in the City's urban growth boundary.

Plan of Services: A plan of services is included for review.

Findings: In reviewing the requested zoning actions, staff finds that the request DOES NOT agree with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

1. *IS NOT agreement with the general plan for the area, and **LAND USE PLAN***
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/History: This development site is located on the south side of Central Pike, between SW Cook Road and SMJR. The property is in the City's urban growth boundary. Zoning is Wilson County R-1, low density residential. As explained above, should the property be annexed, a land use amendment and rezone are sought for mixed-use land use and CMU base zoning with a PUD overlay.

6-102a Bulk Standards: The total acreage of the proposed development is 62.9 acres, exceeding the minimum required for multifamily developments (20ac) and the proposed residential density is 9.60 units/acre, below the maximum permitted for the requested CMU zoning district (16.1 ac). 655 units are proposed. The development timeline includes two phases with the estimated completion being the first quarter of 2034. The estimated population is 1,114 persons at buildout. The 655 units are as follows:

1 bedroom: 162

2 bedroom: 289

3 bedroom: 204

Total: 655 units, 1,362 bedrooms

Mixed use developments are held to the residential bulk regulations of RM-16. ISR ratio is acceptable (55%, 70% max.) as is building coverage (25%, 50% max.), further review will occur at future final master development plan submittal. Mixed use requires 30' setbacks for all yards and this is displayed in the site data table.

6-104.1 Mixed-Use Regulations: 13.67% of the site is identified as commercial use. 25% is required per the requirements of ordinance 22-51 approved in October 2022. This is 9.23 acres on this site and includes the Goat (6,500sf) and Morning Ritual restaurant (coffee shop 2,000sq), outside dining, pickleball, volleyball courts, event hall (2,500) and wellness center (5,000sf). The residential buildings along Central pike will be strictly residential. Clarify what parking spaces and areas are commercial.

Streets/Sidewalks/Access: Six-foot-wide sidewalk is proposed along Central Pike and Cook Road. The internal sidewalk network is complete and supplemented by pedestrian trails in several locations. Vehicular access is proposed via Central Pike and via a realigned SW Cook Road. Internally, one road stub is proposed to the east of the development. Certain residential units will include a garage, one and two car are proposed. Pedestrian and vehicular connections are complete throughout the site.

Parking: Parking data indicates the site is overparked by 53 spaces. The parking comes in a variety of forms, parallel, garage and parking lot. Parking will need to comply with all zoning regulations at fmdp/site plan submittal.

Amenities: Most of the amenities are clustered around the northern part of the development, along Central Pike. These include: 2,600 sf pool, 6,700 sf pool deck, 14,000 sf volleyball courts, 6,980 sf wellness center and open space including paved pedestrian trails, seating areas and small neighborhood parks. The code requires the amenity area to be at least 2000sf up to 200 dwelling units and another 10sf of amenity space is required for every additional unit. The leasing area cannot count towards commercial calculations.

Multi-family and Commercial Building Design Standards: The proposed product is similar to what is existent at LC Mt. Juliet. The plans include a waiver request for the elevations as shown on Sheet C0.03. A maintenance building is proposed and notes indicate it will be faced with materials matching the building facades. The following building types are proposed:

C Block Townhomes: 379
Row Home/Courtyard Home: 204
Gretystone: 42
Town Center: 30

Bicycle racks and trash cans are required at all the buildings. The trash compactor shall be screened per code requirements. One trash compactor, for over a thousand residents, located in the very non-central location at the southeast corner of the property is not acceptable, staff requests an additional receptacle. A mail kiosk is provided in a logical location, it shall be covered and well lit.

Article 6-104.1 requires mixed use developments comply with multi-family regulations found in 5-104.1. A waiver is requested to provide 100sf/bedroom of space to the amenity center rather than for a playground or tot lot as prescribed by the zoning ordinance. Outdoor seating is required at 20sf/bedroom as well and the plans show this accommodated in the areas around the pool and volleyball courts. All other mixed-use regulations shall be adhered to and will be reviewed further at future submittals.

Exterior lighting fixtures mounted to the buildings shall be decorative. Parking area lighting shall be decorative. All poles and posts shall be powder-coated black, channel posts are not permitted. Wheel stops are not permitted. Notes provided indicate that corner lots shall be critical façade lots. General notes on sheet C0.03 indicate compliance with the bulk of the general requirements the City asks of such PUDs.

Article X Landscaping: The applicant is requesting a landscape regulation waiver to omit a portion of the required landscaped buffer and privacy fence where the property abuts external streets. Staff supports this request if landscaping and split rail fencing with brick/stone termination columns to enhance the streetscape is provided.

Further, the applicant is requesting ornamental fencing, in lieu of opaque privacy fencing for the rest of the buffer areas. Staff supports this request. A type D buffer is provided where required for perimeter areas not adjacent to an external street. An additional buffer along Cook road is provide to screen the rear of the units in this location from the right-of-way. A full landscape plan will be required and reviewed upon FMDP/Site Plan submittal.

Waivers/Variances: The following six waivers are requested:

1. 4-102.104: Request to disturb up to 0.53 acres with slopes greater than 20% - **STAFF SUPPORTS**, do not place building envelopes in these areas.
2. 5-104.1: To omit a portion of the perimeter fence along the west and north sides of the site. The existing roadways will serve as the perimeter boundary - **STAFF SUPPORTS** if landscaping and split rail fencing with brick/stone termination columns to enhance the streetscape is provided.
3. 5-104.1: Request to provide an ornamental fence around a portion of the perimeter, in lieu of an opaque privacy fence - **STAFF SUPPORTS**
4. 5-104.1: To provide 100sf/bedroom of amenity space in lieu of a lot - **STAFF SUPPORTS**
5. 5-104.1: To use the façade materials as shown in lieu of 100% brick and stone
 - a. Greystone: Front 51% masonry, Rear 14% masonry, Side ??
 - b. Rowhome S5: Front 92% masonry, Rear 55% masonry, Side ??
 - c. Rowhome S9: Front 62% masonry, Rear 7% masonry, Side ??
 - d. C-Block: C23/24: Front 53%, Side 53% Rear ??
 - e. Commercial/Mixed Use Buildings: ???

STAFF DOES NOT SUPPORT – THE WAIVER REQUEST IS INCOMPLETE AS NOTED ABOVE

6. 5-104.1: To allow a minimum separation of 15’ for “C Block Buildings” only - **STAFF SUPPORTS**, the buildings will be sprinkled.
7. To deviate from the standard road cross-sections to allow for the town center, residential – Parking one side, Residential – No parking, Residential – with parking both sides and Residential – alley cross-sections as shown in plans – **PW to recommend**
8. To allow for private streets – **PW to recommend**

Summary: The City’s future land use plan identifies the subject property as medium density residential, the applicants request for mixed use is not supported by the plan. Should the property be annexed and rezoned, a final master development plan and site plan shall comply with all applicable regulations other than any waivers approved.

Recommendation: Should the Planning Commission make a positive recommendation to the Board of Commissioners for the land use amendment, annexation, plan of service, rezone and preliminary master development plan for LC Mt Juliet II, please include the following conditions:

Planning and Zoning:

1. Provide 25% commercial per the requirements of ordinance 22-51.
2. Clarify what amenities are open to the public, and what amenities are exclusive to the residents only. Amenities cannot be dually counted as both amenity and commercial for the purpose of meeting percentage requirements. Amenities and commercial areas shall be calculated separately.
3. Quantify how commercial area requirements for mixed use development are met. Do not include the leasing office in these calculations or residential parking areas.
4. All requirements of the City's Subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
5. 5-104.1 Multifamily guidelines shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
6. 6-104.1 Mixed-use regulations shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
7. Provide additional information on the façade materials proposed for all structures and include all sides of each structure.
8. The leasing office shall not count towards commercial requirements.
9. HVAC and utility equipment shall be screened entirely from horizontal view, utility meters shall be screened with brick/stone screen walls.
10. All exterior lighting fixtures shall be decorative.
11. Brick shall be clay, baked and individually laid.
12. Stone shall be individually laid.
13. Every wet ponds shall have lighted fountains and landscaping around the perimeter.
14. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan submittal.
15. Provide a trash can and bike rack at each building.
16. Grill locations shall be shown on the FMDP. Provide gas grills in a brick or stone base.
17. The trash compactor shall be faced with masonry and meet the requirements of 6-103.7, regulations for dumpster enclosures.
18. Remove detention ponds from improved open space calculations.
19. Along SW Cook and Central Pike Road frontage, provide enhanced landscaping including a split rail fence with brick/stone termination columns to enhance street scape.
20. Remove village center residence buildings from the commercial space calculations.
21. 2,000sf of clubhouse, up to 200 units, are required, plus 10sf per each additional dwelling unit, identify how this is accomplished.

Public Works:

1. Variance Requests:
 - a. Request to allow private roads (Sub. Reg. 4-103.3): SUPPORTED only if City design standards are met.
 - b. Request to allow requested street cross sections: SUPPORTED only if the streets are private. A multi-use path should be considered on the busier streets.
 - c. Request to disturb a maximum of 0.53ac of >20% slopes in a cut condition: SUPPORTED
2. Central Pike & Access:

- a. Applicant agrees to dedicate all necessary ROW and Easements for the Central Pike Widening project once the ROW plans are finalized. It is understood that the area of estimated ROW dedication shown in the PMDP/PUD may be different than what is actually needed for the project, because Central Pike could be realigned to correct geometric deficiencies.
 - b. According to TDOT's Central Pike planning report and Access Manual, pre-determined, full access points shall be planned for on Central Pike. To provide evenly spaced intersections between Providence Parkway and Central Pike, full access points shall be approximately 1,260 feet apart. This is generally compliant with the Access Manual and fits within the existing roadway network.
 - c. Prior to the first CO, realign SW Cook Road to intersect with Central Pike approximately 2,520 feet from Providence Parkway (centerline to centerline) and 2,520 feet from S. Mt. Juliet Road (centerline to centerline). The realigned portion of the road between Road A and Central Pike shall conform to the City standards based on ADT and be located outside the floodplain. The road may be located between the site and the pond area to better fit with the site plan and intersection with Central Pike.
 - d. Provide a 10-foot multi-use path on the east side of SW Cook to Central Pike.
 - e. The applicant agrees to dedicate all necessary ROW and easements for the SW Cook Road improvements even if the improvements are constructed by others.
 - f. Provide all necessary exhibits and legal descriptions to assist the City in requesting annexation of SW Cook Road from the site drive to Central Pike.
 - g. If improvements to Central Pike do not happen prior to the SW Cook realignment, left and right turn lanes shall be constructed on Central Pike at the intersection with SW Cook Road.
 - h. At the main access to Central Pike, full access may be permitted so long as the 1,260 feet distance can be maintained between SW Cook Road and S. Mt. Juliet Road, respectively (centerline to centerline).
 - i. Provide separate left and right turn lanes exiting the site onto Central Pike.
 - ii. If improvements to Central Pike do not happen prior to the access connection, left and right turn lanes shall be constructed on Central Pike at the intersection.
 - i. Provide signal warrant analyses on Central Pike at the 50th and 90th percentiles of the build-out for both the SW Cook and main access to the site. Should warrants be met, signals may be required at one or both intersections, at the discretion of the Director of Engineering.
3. Central Pike at S. Mt. Juliet Road (SMJR):
- a. Scenario #1: If SMJR is not improved prior to the 100th certificate of occupancy (CO) being issued, the following shall apply:
 - i. Construct dedicated westbound and eastbound left turn lanes on Central Pike.
 - ii. The traffic signal shall be modified to allow for the additional phases.
 - iii. Issuance of building permits shall be withheld either until the above improvements are completed or the TDOT project has substantially improved the intersection.
 - b. Scenario #2: If SMJR is not improved prior to the 300th CO being issued, the following shall apply:

- i. Provide a southbound right turn lane on SMJR.
 - ii. Provide an eastbound right turn lane on Central Pike.
 - iii. The traffic signal shall be modified to allow for the additional movements.
 - iv. Issuance of building permits shall be withheld either until the above improvements are completed or the TDOT project has substantially improved the intersection.
- c. Scenario #3: A cash in-lieu option for each specific improvement may be explored with any funds utilized for improvements to the Central Pike corridor in the vicinity of the project. Final approval for any in-lieu option shall be by the BOC.
- 4. A cul-de-sac shall be installed on the existing SW Cooks Road to terminate the road prior to intersecting with Central Pike.
- 5. The connection from SW Cooks Road into the site will be required in Phase 1 based on the anticipated unit count.
- 6. Several enhanced pedestrian crossings will be required on site. The location and method of enhanced crossings shall be determined at FMDP.
- 7. An access easement shall be provided for the parcel to the east to connect to the site at the road stub.
- 8. All sanitary sewer shall be (minus service laterals) public and contained within a 20' easement (minimum). A macerator for the site will be required.
- 9. Existing conditions show at least seven (7) karst features.
- 10. Provide a 10' wide multi-use path along the frontage on Central Pike
- 11. Provide a driveway connection from the Hamilton Hill Community Center to the site.
- 12. Sewer availability has expired. Request updated sewer availability for the project.
- 13. There currently is no sewer infrastructure along Central Pike. The developer will be responsible for the installation of sewer infrastructure to serve development.
- 14. If wet ponds are used, aeration shall be provided.
- 15. Upon construction plan submittal, provide site distance analysis at each driveway to ensure the departure sight triangle meets AASHTO standards. If the minimum sight distance is not met, then either the driveway location will need to be revised or the geometry of Central Pike will need to be modified to improve the site distance.
- 16. Landscaping plans shall be approved prior to construction plans approval.
- 17. All proposed roads shall meet the City of Mt. Juliet design standards.
- 18. A sidewalk is required along the entirety of the project frontage with SW Cook Road. A sidewalk will be required outside the right-of-way along the county-owned portion of SW Cook Road and be the responsibility of the property owner.
- 19. No angled or perpendicular parking along the roadways.
- 20. Sidewalks shall be a minimum of 7' wide if abutting parking.
- 21. The phases shall be coordinated so all units derive access from streets constructed in that phase. Phase lines may not run along the centerline of a road or run through an intersection.
- 22. Crosswalks are required to be striped on SW Cooks Road.
- 23. Curb extensions shall be added at all three leg intersections with parallel parking provided. No parking spaces shall be provided in the intersection.
- 24. Stormwater Coordinator: Buffer signage needed at construction plan along buffers with no mow language.
- 25. Stormwater Coordinator: Construction Plans – Tennessee Rule 0400-10-.04 required for water quality and quantity.

26. 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.
27. All driveways shall conform to the Highway System Access Manual published by TDOT.
28. All facilities shall conform to ADA and PROWAG standards.
29. The east-west streets around the eastern pocket parks create offset intersections.
30. Bicycle infrastructure is not currently provided within the site. Several private streets meet the residential collector ADT threshold, which would include bike lanes.
31. All intersections shall meet or exceed the intersection sight distance standards provided by AASHTO.
32. Staff remains concerned about sending the residential traffic through the commercial driveway.
33. Stormwater: Water Quality - TN Rule 400-10-.04 applies.

West Wilson Utility District:

1. No Comments Received

Wilson County Schools:

1. WWUD has no comments. This project is not in WWUD's service area.