



Mt. Juliet, Tennessee

Planning Commission

Agenda

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

Thursday, October 16, 2025

6:30 PM

Commission Chambers

Members: Luke Winchester, Rebecca Christenson, Bobby Franklin, Art Giles, David Rast, Larry Searcy, Nathan Bulmon, Preston George, Linda Armistead

Resources: Jon Baughman, City Planner, Jill Johnson, Planner I, Shane Shamanur, Director of Engineering, Samantha Burnett - City Attorney

- 1. Call to Order**
- 2. Set Agenda**
- 3. Staff Reports**
- 4. Citizen's Comments**
- 5. Minutes Approval**
 - 5.A.** Review the minutes from the September 18, 2025, Mt. Juliet Planning Commission Meeting.
- 6. Consent Agenda**
 - 6.A.** Review the Final Plat for Windtree Pines Ph 8, located off Windtree Club Dr.
 - 6.B.** Review the Final Plat for Bradshaw Farms Ph 2A, located off Vanner Rd.
 - 6.C.** Review the Final Plat for Bradshaw Farms Ph 2B, located off Grace Rd.
 - 6.D.** Review the Modification to the Preliminary Plat for Canebrake, located off Devonshire Dr.
 - 6.E.** Review the Preliminary Plat for Rosemont, located at 1826 Benders Ferry Rd.
 - 6.F.** Review the Final Master Development Plan for Rosemont, located at 1826 Benders Ferry Rd.
 - 6.G.** Review the Preliminary Plat for Tillman Place, located at 6235 Central Pike.
 - 6.H.** Review the Final Master Development Plan/ Site Plan for Tillman Place, located at 6235 Central Pike.

- 6.I. Review the Site Plan for Legacy 5 MOB, located at 113 Bear Xing.
- 6.J. Review the Site Plan for the Proposed Restaurant, located at 1209 Rutland Dr.
- 6.K. Review the Site Plan for Faith is the Victory Church, located at 2564 N. Mt. Juliet Rd.
- 6.L. Review the Site Plan for the Treymor Amenity Center, located off Benders Ferry Rd.
- 6.M. **Review the Zoning Ordinance Amendment to Article 8-207.3. Minimum Lot Area in PUD Overlay Districts.
- 7. **PUD Amendments**
 - 7.A. **Review the PUD Amendment to Golden Bear Place, located at 4515 Beckwith Rd, regarding Public Works Condition #11.
- 8. **Site Plans, Final Master Development Plans**
 - 8.A. Review the Final Master Development Plan/ Site Plan for McDonald's, located at 8776 Golden Bear Gtwy.
 - 8.B. Review the Site Plan for Hickory Station West, located at 261 W Main St.
- 9. **Keelean Property**
 - 9.A. **Review the Annexation including a plan of services for the Keelean property, located at 3971 Beckwith Rd.
 - 9.B. **Review the Rezone Request from Wilson County R-1 to Mt. Juliet CI for the Keelean Property, located at 3971 Beckwith Rd.
- 10. **Charlie's Place**
 - 10.A. **Review the Preliminary Master Development Plan Planned Unit Development, including a rezone from RS-40 & CTC to CTC-PUD, for Charlie's Place, located at 2250 N. Mt. Juliet Rd., 49, 51 and 53 W Caldwell St., and 60 3rd Ave.
- 11. **Courtyards at McFarland**
 - 11.A. **Review the Annexation, including a Plan of Services, for Courtyards at McFarland, Located at 5025 Old Lebanon Dirt Rd.
 - 11.B. **Review the Preliminary Master Development Plan PUD with a rezone from R-1 to RM-8 PUD & RS-40 PUD for Courtyards at McFarland, Located at 5025 Old Lebanon Dirt Rd.
- 12. **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 #: 1417

Agenda Date: 10/16/2025

Agenda #: 5.A.

Title:

Review the minutes from the September 18, 2025, Mt. Juliet Planning Commission Meeting.



Mt. Juliet, Tennessee
Thursday, September 18, 2025 6:30
PM
Planning Commission
Meeting Minutes - Final

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

Members: Luke Winchester, Rebecca Christenson, Bobby Franklin, Art Giles, David Rast, Larry Searcy, Nathan Bulmon, Preston George, Linda Armistead

Resources: Jon Baughman, City Planner, Jill Johnson, Planner I, Shane Shamanur, Director of Engineering, Samantha Burnett - City Attorney

Present	Vice Chair David Rast, Commissioner Rebecca Christenson, Commissioner Preston George, Commissioner Nathan Bulmon, Commissioner Linda Armistead, and Commissioner Bobby Franklin
Absent	Chairperson Luke Winchester, Commissioner Larry Searcy, and Commissioner Art Giles

1. Call to Order

2. Set Agenda

Vice Chair Rast set the agenda as stated adding items 7.B, 12.A, 12.B, 12C to the consent agenda, there were no objections.
Jonathan Rivers, 8526 Saundersville Rd., represented item 12.C. and requested an indefinite deferral.

3. Staff Reports

Staff reviewed their reports and updated the Commission on projects.

4. Citizen's Comments

There were no citizen comments.

5. Minutes Approval

5.A. Review the minutes from the August 21, 2025, Mt. Juliet Planning Commission Meeting.

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

RESULT: APPROVED

MOVER: Bobby Franklin

SECONDER: Preston George

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

6. Consent Agenda

Staff reviewed their reports and answered questions from the Commission.

There were no citizen comments.

Commissioner Rast closed the Planning Commission meeting and opened a Public Hearing for items 6.B, 6.C, 12.A, 12.B. There were no citizen comments. Commissioner Rast closed the Public Hearing and reopened the Planning Commission meeting.

6.A. The Development Letter of Credit (1628) for MJ Elite - Clemmons Rd Turn Lane, in the amount of \$42,522.04, can be released.

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Nathan Bulmon

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

6.B. Review the Final Plat for Waterford Park Ph. 4, located off S. Rutland Rd.

Planning and Zoning:

1. All conditions of preliminary master development plan approval (ord. 20-37) shall be adhered to.
2. Building permits shall not be pulled until the final plat has been formally recorded.
3. Provide “street to be extended” signage where appropriate at road stubs.

Engineering:

1. Show the sidewalk along S. Rutland Drive as a 10’ wide shared-use path. Revise the hatching and notes showing 5’.
2. Ensure all plat certificates match verbiage from the Land Development Code. The signing of the final plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Land Development Code.

WWUD:

1. An on-site visit has not been conducted at this time to verify the location of the water

lines and related appurtenances.

Wilson County Schools:

1. No Comments Received.

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

6.C. Review the Final Plat for Hamilton Reserve, located at 12465 Lebanon Rd.

Planning and Zoning:

1. Should the rezone that has been submitted concurrently with this plat, be approved, the plat will need to have the setbacks updated to reflect those of the approved zoning for each lot.
2. If the access easement to serve lot two is approved and in place, lot two will not need to be treated as a flag lot regarding building setbacks.
3. Building permits shall not be pulled until the final plat has been formally recorded.
4. Add access easements to the purpose statement.

Engineering:

1. Indicate who will maintain PUDE's outside of the ROW.
2. Ensure all plat certificates match verbiage from the Land Development Code. The signing of the final plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Land Development Code.

WWUD:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.

Wilson County Schools:

1. No Comments Received.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Preston George

SECONDER: Nathan Bulmon

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner

Giles

6.D. Review the Preliminary Plat for Bass Creek, located at 448 Bass Lane.

Planning and Zoning:

1. Provide sidewalk along the Bass Lane frontage per City subdivision requirements.

Engineering:

1. No comments

WWUD:

1. Water line shown are not WWUD's design.
2. Hydraulics are being modeled on how to serve this project. A pump station may be required.

Wilson County Schools:

1. No Comments Received.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Preston George

SECONDER: Nathan Bulmon

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

6.E. Review the Mass Grading Plan for Vintage Vines, located at 855 Pleasant Grove Rd.

Planning:

1. No Comments Received.

Engineering:

1. 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.
2. Drainage report under preliminary review. A comprehensive review of the drainage report will take place during construction plan review.
3. EPSC measures shall not be installed in preserved landscaping buffers.

WWUD:

1. WWUD has no comments

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Preston George

SECONDER: Nathan Bulmon

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

7.B. Review the Site Plan Modification for the St. Stephens Catholic Church Columbarium, located at 14544 Lebanon Rd.

Planning and Zoning:

1. All brick must be clay, baked and individually laid.
2. All stone must be individually laid.
3. All commercial design guidelines (6-103.7) shall be adhered to except any waivers granted by the Planning Commission.
4. All fencing must be low maintenance and decorative in nature.
5. Any exterior lighting and poles must be decorative in nature and shall be a color complimentary to the existing church buildings.
6. Correct the building setbacks in the site data table.

Engineering:

1. Due to the proposed impervious surface not meeting the minimum threshold for water quality/quantity, the drainage report, construction plan review, and erosion control permits from Public Works are not required.

WWUD:

1. WWUD has no comments.

Wilson County Schools:

1. No Comments Received

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Preston George

SECONDER: Nathan Bulmon

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

12.A. **Review the Annexation, including a Plan of Services, for 3150 Nonaville Rd.

Planning and Zoning:

1. Should the annexation be approved, the zoning will default to RS-40 and all applicable regulations shall apply to the property.

Engineering:

1. No Comments

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received

A motion was made by Commissioner George, seconded by Commissioner Bulmon, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Nathan Bulmon

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

12.B. **Review the Annexation, including a Plan of Services, for 2964 Old Lebanon Dirt Rd.

Planning and Zoning:

1. Should the property be annexed it shall default to RS-40 zoning and be subject to any regulations applicable to RS-40 zoning.

Engineering:

1. No Comments.

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.

A motion was made by Commissioner George, seconded by Commissioner Bulmon, that this Ordinance be ****Positive Recommendation** to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following vote:

RESULT: ****POSITIVE RECOMMENDATION**

MOVER: Preston George

SECONDER: Nathan Bulmon

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

- 12.C.** ****Review the Annexation, including a Plan of Services, for 8526 Saundersville Rd.**

This Ordinance was deferred indefinitely

RESULT: **DEFERRED INDEFINITELY**

7. Site Plans

- 7.A.** Review the Site Plan for 230 Mundy Memorial Dr.

Staff reviewed their reports and answered questions from the Commission.

Robert Pascarella, 516 Heather Pl. represented the project.

There were no citizen comments.

Planning and Zoning:

1. Revise the access easement on the west side of the site so as to not interfere with the building.
2. All requirements of Article VII shall be adhered to, except any waivers granted by the Planning Commission.
3. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
4. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
5. Parking lot lighting fixture poles shall be painted black.
6. All wall mounted utility equipment shall be painted a color complimentary to the

- building façade.
7. All signage shall be reviewed under separate application to the Planning Department.
 8. All bollards shall be painted a color complimentary to the building façade, not yellow.
 9. All fencing shall be low maintenance, decorative type.
 10. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.
 11. Rooftop HVAC and other equipment shall be screened from horizontal view, via a parapet wall.
 12. Provide a pedestrian door on the trash enclosures.
 13. The Planning Commission granted a waiver to section 7-103.9: allowing for tilt-up concrete panels in lieu of masonry.
 14. The Planning Commission granted a waiver to section 7-103.9: allowing for berm screening.

Engineering:

1. Landscaping plans shall be approved prior to the start of construction plan review.
2. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
3. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place the construction plan review stage.
4. General note: New additional impervious area will have to meet current quality and quantity requirements.
5. Site has copious trees and overgrowth in the pond, as part of approval the pond will need to have trees and vegetation removed.
6. Provide curb ramps along the eastern driveway sidewalk across the driveway.
7. Sheet 3.1: Add to the note that removal of trees and vegetation be added to the note

about the pond. Expectation is that trees of all sizes to be removed during the project.

8. Any amendments to the access easement shall be provided to staff prior to the issuance of the Land Disturbance Permit.

WWUD:

1. The fire line shall have a meter, then a P.I. V. then a DDCVA..
2. Add a note that all private fire hydrants shall be painted white.
3. The tap configuration will be different.
4. There is not a backflow device shown for the domestic.

Wilson Couty Scool:

1. No Comments Received.

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

RESULT: APPROVED WITH CONDITIONS
MOVER: Linda Armistead

SECONDER: Bobby Franklin

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

8. Hamilton Reserve

8.A. **Review the Land Use Plan Amendment from Medium Density Residential and Schools to Thoroughfare Commercial for Hamilton Reserve, located at 12465 Lebanon Rd.

Staff reviewed their reports and answered questions from the Commission. Joe Haddix, Heritage Civil, 2055 N. Mt. Juliet Rd., represented the project. There were no citizen comments.

A motion was made by Commissioner Franklin, seconded by Commissioner Armistead, that this Ordinance be ****Positive Recommendation to the Board of Commissioners**, on meeting date of 10/27/2025. The motion carried by the following vote:

RESULT: ****POSITIVE RECOMMENDATION**

MOVER: Bobby Franklin

SECONDER: Linda Armistead

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Nay: Commissioner George

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

8.B. **Review the Rezone Request from RS-40 to CRC and CG for Hamilton Reserve, located at 12465 Lebanon Rd.

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

Planning and Zoning:

1. All requirements of CRC zoning shall be adhered to should the rezone be approved by the Board of Commissioners.

Engineering:

1. No Comments

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.

A motion was made by Commissioner Franklin, seconded by Commissioner Christenson, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Bobby Franklin

SECONDER: Rebecca Christenson

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Nay: Commissioner George

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

9. Tate's Landing

9.A. Review the Concept Plan for Tate's Landing, located off Watermark Way.

Staff reviewed their reports and answered questions from the commission.

Joe Haddix, Heritage Civil, represented the project.

There were no citizen comments.

Planning and Zoning:

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with RS-20 zoning.
2. The plan shall adhere to all requirements of 5.104.3, variable lot subdivisions, should the preliminary plat be formally submitted.
3. All requirements of 5-104.4, single family design guidelines, shall be adhered to, except any waivers granted by the Planning Commission.
4. Provide streetlighting per ordinance 25-24.
5. Fencing shall be decorative, low maintenance material.
6. Landscape plan comments are via separate cover.
7. Signage to be reviewed and approved via a separate application to the Planning Department.
8. The mail kiosk shall be lit.
9. Sign posts and other poles and posts shall be powdercoated black, channel posts are not permitted.
10. Landscape buffers shall be located in open space and maintained by the HOA.
11. A tree preservation plan is required by variable lot regulations at preliminary plat submittal.
12. Driveways shall be at least 22' long and 18' wide.
13. Perimeter landscape screening is required around detention/retention ponds.
14. The Planning Commission did not grant a waiver to 5-104.3 - The setback to any lot

- line remain at 20'
15. The Planning Commission granted a waiver to 5-104.4 - allowing for 50% masonry/50% secondary on each façade.

Engineering:

1. The Planning Commission did not grant a waiver to 4-114 - thus not allowing for 20% slope disturbance within lots in a cut condition only, lots affected will be deemed critical lots.
2. The Planning Commission did not grant a waiver to 4-114 - thus not allowing to disturb slopes > 20%.

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Bobby Franklin

SECONDER: Linda Armistead

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Nay: Commissioner George

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

- 9.B.** **Review the Annexation, including a Plan of Services, for Tate's Landing, located off Watermark Way.

Staff reviewed their reports and answered questions from the Commission.

There were no citizen comments

Commissioner Rast closed the Planning Commission meeting and opened a Public Hearing. There were no citizen comments. Commissioner Rast closed Public Hearing and reopened the Planning Commission meeting.

A motion was made by Commissioner Christenson, seconded by Commissioner Armistead, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Rebecca Christenson

SECONDER: Linda Armistead

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Nay: Commissioner George

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

9.C. **Review the Rezone Request from Wilson County R-1 to RS-20 for Tate's Landing, located off Watermark Way.

Staff reviewed their reports and answered questions from the Commission. There were no citizen comments.

A motion was made by Commissioner Christenson, seconded by Commissioner Bulmon, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Rebecca Christenson

SECONDER: Nathan Bulmon

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Nay: Commissioner George

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

10. Courtyards at McFarland

10.A. **Review the Annexation, including a Plan of Services, for Courtyards at McFarland, Located at 5025 Old Lebanon Dirt Rd.

Staff reviewed their reports and answered questions from the Commission.

Jay Easter Ragan Smith 615 Woodland Nashville, Represented the project.

Franklin, proposed making green rd a private drive. Staff confirmed that would be allowable. Jay Easter agreed to make roadways private except road A.

There were no citizen comments.

Commissioner Rast closed the Planning Commission meeting and opened a Public Hearing. There were no citizen comments. Commissioner Rast closed the Public Hearing reopened the Planning Commission meeting.

A motion was made by Commissioner Franklin, seconded by Commissioner Christenson, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following vote:

Luke Winchester: Absent

David Rast: Nay

Rebecca Christenson: Aye

Larry Searcy: Absent

Preston George: Nay
Nathan Bulmon: Nay
Art Giles: Absent
Linda Armistead: Aye
Bobby Franklin: Aye

A motion was made by Commissioner George, seconded by Commissioner Rast, that this Ordinance be **Negative Recommendation to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following vote:

Luke Winchester: Absent
David Rast: Aye
Rebecca Christenson: Nay
Larry Searcy: Absent
Preston George: Aye
Nathan Bulmon: Aye
Art Giles: Absent
Linda Armistead: Nay
Bobby Franklin: Nay

Result this Ordinance be deferred to the Planning Commission, due back on 10/16/2025.

RESULT: DEFERRED

- 10.B.** **Review the Preliminary Master Development Plan PUD with a rezone from R-1 to RM-8 PUD & RS-40 PUD for Courtyards at McFarland, Located at 5025 Old Lebanon Dirt Rd.

Jay Easter requested that this Ordinance be deferred to the Planning Commission, due back on 10/16/2025.

RESULT: DEFERRED

11. Rezones

- 11.A.** **Review the Rezone Request from OPS to CTC for 1316 Clearview Dr.

Staff reviewed their reports and answered questions from the commission.

Kenneth Powers, 977 Chandler Rd., represented the project.

There were no citizen comments.

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to CTC zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

Engineering:

1. No Comments Received.

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.

A motion was made by Commissioner Bulmon, seconded by Commissioner George, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Nathan Bulmon

SECONDER: Preston George

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

Nay: Commissioner Franklin

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

11.B. **Review the Rezone Request from RS-40 to CMU for 6600 Central Pike.

Staff reviewed their reports and answered questions from the commission.

James Huett 6432 Central Pike, represented the project.

There were no citizen comments.

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to CMU zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

Engineering:

1. No Comments

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.

A motion was made by Commissioner George, seconded by Commissioner Franklin, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following

vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Bobby Franklin

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

12. Annexations

All items in section 12 were moved to the consent when the agenda was set.

13. Zoning Ordinance Amendments

13.A. **Review the Zoning Ordinance Amendment to Article V, VI & VII Building Height

Staff reviewed their reports and answered questions from the commission.

Chief Folks, 115 Clemmons Rd, represented the project.

There were no citizen comments.

A motion was made by Commissioner George, seconded by Commissioner Franklin, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Bobby Franklin

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

14. Adjourn

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

RESULT: ACCEPTED

MOVER: David Rast

SECONDER: Rebecca Christenson

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

****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.**

David Rast, Vice Chairperson

Tyler Gutierrez, Planning Commission Secretary



Mt. Juliet, Tennessee

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

Staff Report

File #: 1386

Agenda Date: 10/16/2025

Agenda #: 6.A.

Title:

Review the Final Plat for Windtree Pines Ph 8, located off Windtree Club Dr.



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Windtree Pines, Ph. 8
Final Plat
Map – 049
Parcel – 076.00

Request: Submitted by Wilson and Associates, on behalf of the owner Beazer homes, the applicant seeks final plat approval for phase 8, in the Windtree Pines PUD, located off of Nonaville Road, in District 1. Phase 8 includes 49 single family home lots, and one open space area, along with associated improvements.

Analysis: Windtree Pines is located on the east side of Nonaville Road, the site of the former golf course. A rezone and preliminary master development plan was approved in 2021 (Ord. # 21-11), including both RS-20 and RM-8 base zoning districts. The entire PUD includes 193 acres and 423 units.

Phase 8 is zoned RS-20 PUD and will include 28.122 acres (9.194 acres of open space). Setbacks are 30' front, 20' rear and 6' side per the original PUD approval. This phase includes lots 138-173 and 176-188, ranging in size between 10480.68 sf to 19909.29sf. Sidewalks are shown on both sides of the streets. Critical façade lots have been identified, and addresses have been provided.

Summary: The applicant has worked with staff to address the comments previously provided following prior reviews. The remaining comments are minor and found in the conditions below.

Recommendation: Staff recommends approval of the final plat for Windtree Pines, Phase 8, subject to the following conditions:

Planning and Zoning:

1. All conditions of Ordinance 2021-11 shall be adhered to.
2. Building permits shall not be pulled until the final plat has been formally recorded.

Engineering:

1. General note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the final plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Land Development Code.

2. The revised layout of the walking trail between lots 170 and 171 shall be reflected on the plat. A public access easement shall be required on all sidewalks and trails outside of the right-of-way. Define public access easement on the legend.

WWUD:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1448

Agenda Date: 10/16/2025

Agenda #: 6.B.

Title:

Review the Final Plat for Bradshaw Farms Ph 2A, located off Vanner Rd.



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Bradshaw Farms, Ph. 2A
Final Plat
Map - 072
Parcel - 066.00

Request: Ragan Smith, on behalf of the owner and developer, requests final plat approval for Phase 2A of the Bradshaw Farms residential PUD in District 3, consisting of 15 single family lots, one open space and private right-of-way. This plat will subdivide lot 900 into the proposed 15 single family lots.

Analysis: Bradshaw Farms is located east of Jackson Hills; the communities connect via Vanner Road. The PUD was established 2022 (via ord. #2022-37). The zoning is RS-15 PUD. Phase 2A consists of 15 single family lots (of 533 total for the PUD), one open space lot, and right-of-way. This is due in part to lot 900 being subdivided to create the 15 lots proposed. The total area being platted in this phase is 2.67 acres; 0.11 acres of open space, 0.32 acres of private R-O-W, 2.24 acres in residential lots. The lots included in this phase are 547-561, along with lot 22 for open space.

Setbacks are consistent with previous approvals (20'f, 6's. and 20'r). Six-foot-wide sidewalk is shown on both sides of the streets. The critical lots have been identified. Addresses have been provided.

Summary: The applicant has addressed most of the comments from open tech review and those located in the final plat checklist. Any outstanding items are addressed in the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Bradshaw Farms Phase 2A, subject to the following conditions:

Planning & Zoning:

1. All conditions of ordinance 2022-37 shall be adhered to.

Engineering:

1. General note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the final plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Land Development Code.

WWUD:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1449

Agenda Date: 10/16/2025

Agenda #: 6.C.

Title:

Review the Final Plat for Bradshaw Farms Ph 2B, located off Grace Rd.



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Bradshaw Farms, Ph. 2B
Final Plat
Map – 072
Parcel - 043.05

Request: Ragan Smith, on behalf of the owner and developer, requests final plat approval for Phase 2B of Bradshaw Farms residential PUD in district 3, consisting of 112 single family lots, 9 open spaces, public and private right-of-way.

Analysis: Bradshaw Farms is located east of Jackson Hills; the communities connect via Vanner Road. The PUD was established 2022 (via ord. #2022-37). The zoning is RS-15 PUD. Phase 2B consists of 112 single family lots (of 533 total for the PUD), 9 open spaces lot, along with public and private right-of-way. The total area being platted in this phase is 56.32 acres; 32.58 acres of open space 0.72 acres of private R-O-W, 8.33 acres of public R-O-W, and 14.60 acres in residential lots. The lots included in this phase are 98-141, 198-209, 273-302 and 331-356. This also includes lots 15-21, 23 and 24 for open space.

Setbacks are consistent with previous approvals, with 30' f, 7.5' s and 20' r for the Villa lots, and 20' f, 7.5 s, and 20' r for the cottage lots. Six-foot-wide sidewalk is shown on both sides of the streets. The critical lots have been identified. Addresses have been provided.

Summary: The applicant has addressed most of the comments from open tech. review and those located in the final plat checklist. Any outstanding items are addressed in the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Bradshaw Farms Phase 2B, subject to the following conditions:

Planning & Zoning:

1. All conditions of ordinance 2022-37 shall be adhered to.

Engineering:

1. General note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the final plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Land Development Code.

WWUD:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.
2. Add the following note: "All West Wilson Utility District waterlines have a 20' wide easement. Said easement being 10' each side of the center line of the water line."



Mt. Juliet, Tennessee

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

Staff Report

File #: 1442

Agenda Date: 10/16/2025

Agenda #: 6.D.

Title:

Review the Modification to the Preliminary Plat for Canebrake, located off Devonshire Dr.



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Canebrake Subdivision
Preliminary Plat Modification - Phasing
Map - 074
Parcel(s) – 3.00 & 4.00

Request: CSDG, on behalf of their client Century Communities, requests a preliminary plat modification for a phasing plan modification for the Canebrake Subdivision located off Devonshire Drive in Wilson County.

History: The Canebrake Subdivision is in Wilson County but in the City's urban growth boundary and therefore subject to the City's subdivision regulations. As such, the City must review preliminary plats and final plats for urban growth boundary located subdivisions. The zoning is R-1 and R-2 and the entire subdivision includes 276 single family lots on 100.63 acres.

Analysis: This modification request is to change the phasing plan from what was originally approved. The new phasing plan includes 1A, 1B, 2A-Sec.1, 2A-Sect. 2, 2B, 3A, 3B and 4. No other modifications are proposed.

Summary: This phasing plan modification was discussed at the open tech. review meeting and neither Planning nor Public Works staff had any issues with the proposed amendments.

Recommendation: Staff recommends approval of the preliminary plat modification for the Canebrake Subdivision in Wilson County, subject to the conditions below.

Planning and Zoning:

1. No Comments

Engineering:

1. No comments.

WWUD:

1. The owner/developer should take care in the phasing of the water lines to correspond to the proposed phasing.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1437

Agenda Date: 10/16/2025

Agenda #: 6.E.

Title:

Review the Preliminary Plat for Rosemont, located at 1826 Benders Ferry Rd.



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Rosemont
Preliminary Plat
Map - 049
Parcel(s) –15.07

Request: Submitted by Barge Design, on behalf of their client Tulit Investments, the applicant seeks preliminary plat approval for a 26-lot single family residential development proposed off Benders Ferry Road in district 1.

History/Overview: The subject property is 19.64 acres on the east side of Benders Ferry Road, north of Mays Chapel/Liberty Chapel Roads. This PUD consists of one parcel and was established in 2025 via ordinance 2025-02. There is an associated final master development plan also on this month's agenda for Planning Commission review.

Preliminary Plat:

General: This PUD is located on the east side of Benders Ferry, northeast of the Benders Ferry/Mays Chape/Liberty Chapel intersection. The entrance to the subdivision is southeast of Gay Winds Drive. The total area of the PUD is 19.64 acres. Rugged topography and 60' stream buffers encumber this site. This will allow for additional green/open space above the 10% requirement for this proposal. As noted in the site data table, 5.04 acres or 25.66% of this project will be green/open space.

5-103a Residential Bulk Standards: The PUD includes 26 single family lots. Overall density is 1.32 units/acre. Minimum lot area is 15,000sf and the average lot size is 21,000sf. Waivers were approved at preliminary master development plan from certain requirements of the residential bulk standards:

Setbacks:

Front:	30', 35' required by code
Rear:	No change from 20' required.
Sides:	10', 20' required.
Minimum lot width:	75' 100' required
Lot coverage:	40%, 18% maximum allowed.

Other: Corner lots shall be identified as critical façade lots.

Summary: This preliminary plat is for 26 single family lots and associated right-of-way, open space and infrastructure improvements on the east side of Benders Ferry Road, in front of the Treymor subdivision. The items remaining to address are minor in nature and may be addresses via the condition of approval below.

Recommendation: Staff recommends approval of the preliminary plat for the Rosemont Subdivision off Benders Ferry Road, subject to the conditions of approval below.

Planning and Zoning:

1. All requirements of ordinance 2025-02 shall be adhered to.
2. All corner lots shall be treated as critical façade lots.

Engineering:

1. No comments on the Preliminary Plat.

WWUD:

1. There are no water lines shown.
2. The engineers and WWUD are working on the best way to service this project.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1436

Agenda Date: 10/16/2025

Agenda #: 6.F.

Title:

Review the Final Master Development Plan for Rosemont, located at 1826 Benders Ferry Rd.



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Rosemont
Final Master Development Plan
Map - 049
Parcel(s) –15.07

Request: Submitted by Barge Design, on behalf of their client Tulit Investments, the applicant seeks final master development plan approval for a 26-lot single family residential development proposed off Benders Ferry Road in district 1.

History/Overview: The subject property is 19.64 acres on the east side of Benders Ferry Road, north of Mays Chapel/Liberty Chapel Roads. This PUD consists of one parcel and was established in 2025 via ordinance 2025-02. There is an associated preliminary plat also on this month's agenda for Planning Commission review.

Final Master Development Plan:

General: This PUD is located on the east side of Benders Ferry, northeast of the Benders Ferry/Mays Chape/Liberty Chapel intersection. The entrance to the subdivision is southeast of Gay Winds Drive. The total area of the PUD is 19.64 acres. Rugged topography and a 60' stream buffer encumbers this site. This will allow for additional green/open space above the 10% requirement for this proposal. As noted in the site data table, 5.04 acres or 25.66% of this project will be green/open space.

5-103a Residential Bulk Standards: The PUD includes 26 single family lots. Overall density is 1.32 units/acre. Minimum lot area is 15,000sf and the average lot size is 21,000sf. Waivers were approved at preliminary master development plan from certain requirements of the residential bulk standards:

Setbacks:

Front:	30', 35' required by code
Rear:	No change from 20' required.
Sides:	10', 20' required.
Minimum lot width:	75' 100' required
Lot coverage:	40%, 18% maximum allowed.

Access: The entire subdivision will be served via a single access to Benders Ferry Road. No additional connection stubs are being provided should surrounding properties develop.

Sidewalks: A 5' wide sidewalk is proposed on both sides and along the entire length of the internal road and also along the Benders Ferry frontage.

Amenities: Approximately 25% of the PUD is green/open space (5.04 ac). The applicant is proposing a pavilion, pergola, picnic tables, benches and sidewalks as their amenity package. Details of the proposed amenities are provided and acceptable. Staff requests that walking trails be provided in open space areas.

Article X Landscaping: The landscape plans are under review and comments will come via separate cover. All landscape plan review comments shall be addressed prior to submitting construction plans to Public Works.

5-104.4 Single Family Residential Design Regulations: The PUD received a design guidelines waiver for 50% masonry, 50% secondary materials with vinyl being prohibited. Elevations provided indicate compliance with this requirement.

Other: Fencing details are acceptable, with aluminum picket style proposed. The retaining walls will be built of segmental block are acceptable. The mail kiosk is covered and shall be lighted. The applicant noted that corner lots shall include critical façade treatment; however, lots are not identified on the plan, this shall be revised on subsequent submittals. Notes indicate lighted fountains will be utilized in wet detention ponds. Decorative streetlighting at the entrance and throughout the PUD will be utilized and maintained by the HOA.

Summary: This PUD will add 26 single family lots to the east side of Benders Ferry Road, in front of the Treymor subdivision. This final master development plan is in substantial conformance with the previously approved preliminary master development plan and ordinance 2025-02.

Recommendation: Staff recommends approval of the final master development plan for the Rosemont Subdivision on Benders Ferry Road, subject to the conditions of approval below.

Planning and Zoning:

1. All conditions of ordinance 2025-02 shall be adhered to.
2. All requirements, excepting any waivers granted, of 5-104.4 shall be adhered to.
3. Signage to be reviewed via separate application to the Planning Department.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. All garage doors shall be carriage style or the like, separated with a bricked column.
7. Label all corner lots as critical façade lots.
8. Provide walking trails in open spaces for an additional amenity.
9. Provide decorative street lighting at the entrance to the subdivision.
10. Remove the wheel stop, these are not permitted.
11. The mail kiosk shall be lit.
12. Landscape buffers shall be located in open space and maintained by the HOA.

Engineering:

1. Previously approved PMDP/PUD conditions shall be adhered to.
2. Retaining walls are subject review and approval of the Building/Codes Department.
3. Road profiles to be provided at construction plans.
4. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.

WWUD:

1. There are no water lines shown.
2. The engineers and WWUD are working on the best way to service this project.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1435

Agenda Date: 10/16/2025

Agenda #: 6.G.

Title:

Review the Preliminary Plat for Tillman Place, located at 6235 Central Pike.



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Tillman Place
Preliminary Plat
Map – 097 & 076
Parcel(s) – 013.00 & 053.00

Request: Heritage Civil, on behalf of their client, seeks preliminary plat approval for Tillman Place, a residential development including single family homes and townhomes on Central Pike in district 3.

History/Analysis: This subdivision is located on the north side of Central Pike, west of the intersection with Pleasant Grove Road. The subdivision will have access via Pleasant Grove Road and Central Pike. The zoning is RS-30PUD and RM-8PUD and the project area is approximately 35.62 acres. This project received preliminary master development plan, land use plan amendment and rezone approval via ordinance 2025-34 in 2025. An associated final master development plan is also on this month's Planning Commission agenda.

This preliminary plat includes 26 lots total, 24 single family lots and one lot to contain the townhomes. Also, a portion of parcel 053.00 is identified as lot 25 and shown to be conveyed to Shiloh Baptist Church and consolidated with their parcel 053.01. This preliminary plat also establishes two open space lots (3.42 acres) and 4.7 acres of right-of-way.

The project phasing includes three phases. Corner lots are treated as critical façade lots. Bulk requirements are met. Sidewalk is provided on both sides of the public streets. Notes on the plat address common requirements staff typically requests of residential developments.

Summary: This preliminary plat establishes 26 lots, lots 1-24 are single family lots and one lot (lot 26) will contain the townhomes planned for this development. Lot 25 is open space and will be conveyed to Shiloh Baptist Church. Staff comments have been addressed and anything outstanding is minor and addressed via the conditions of approval below.

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

Planning and Zoning:

1. All conditions of ordinance 2025-34 shall be adhered to.
2. All conditions of 5-104.4, single family regulations, in the zoning ordinance shall be adhered to, excepting any waivers granted and codified in ordinance 2025-34.
3. All requirements of 5-104.1, multi-family regulations, in the zoning ordinance shall be adhered to, excepting any waivers granted and codified in ordinance 2025-34.

Engineering:

1. No Comments.

WWUD:

1. No Comments.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1434

Agenda Date: 10/16/2025

Agenda #: 6.H.

Title:

Review the Final Master Development Plan/ Site Plan for Tillman Place, located at 6235 Central Pike.



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Tillman Place
FMDP/Site Plan
Map – 097 & 076
Parcel(s) – 013.00 & 053.00

Request: Heritage Civil, on behalf of their client, seeks final master development plan and site plan approval for Tillman Place, a residential development including single family homes and townhomes on Central Pike in district 3.

History/Overview: This subdivision is located on the north side of Central Pike, west of the intersection with Pleasant Grove Road. The subdivision will have access via Pleasant Grove Road and Central Pike. The zoning is RS-30PUD and RM-8PUD and the project area is approximately 35.71 acres. This project received preliminary master development plan, land use plan amendment and rezone approval via ordinance 2025-34 in 2025. An associated preliminary plat is also on this month's Planning Commission agenda.

This preliminary plat includes 26 lots total, 24 single family lots and one lot to contain the townhomes. Also, a portion of parcel 053.00 is identified as lot 25 and shown to be conveyed to Shiloh Baptist Church and consolidated with their parcel 053.01. The number of townhomes proposed is 113. This preliminary plat also establishes two open space lots (3.42 acres) and 4.7 acres of right-of-way. The project phasing includes three phases. The estimated population is 348 people.

Final Master Development Plan:

The final master development plan is in substantial conformance with the previously approved preliminary master development plan (ordinance 2025-34). The plan set includes the approved preliminary master development plan for reference.

Site Plan:

5-103A Residential Bulk Standards: Overall density is 3.8 units/acre. Minimum lot size is 10,600sf and the average lot size is 21,524. Waivers were granted for several bulk related items with the passage of the preliminary master development plan. Setbacks are as follows: RM-8: 20'f, 8's and 20' rear. RS-30: 30'f, 10's and 20' rear. Lot coverage is 30% maximum.

Vehicular & Pedestrian Access: The subdivision will have vehicular and pedestrian access to Pleasant Grove Road and Central Pike. Sidewalk is proposed on internal public streets and along the project's frontage along Central Pike. Walking trails throughout are provided.

Article IX Parking: At least two parking spaces are provided for each unit, both for the townhomes and single family, meeting code requirements. Supplementing this parking are 66 street spaces for guests.

5.104.1 Multifamily Residential Design Standards: Waivers were granted at preliminary master development plan review for several features within a multi-family development due to the split use of the subdivision including single family residences as well. A waiver was approved to allow a building separation of 20' as all townhome units will be sprinkled. The applicant received a waiver to provide six bike racks throughout the entirety of the development in lieu of a five-space rack at each multi-family building and at the amenity pavilion.

The townhomes will be faced with 50% masonry and 50% secondary façade materials per the waiver granted with ordinance 2025-34. The elevations supplied are acceptable. A waiver was also granted to omit the perimeter fence typically requires around multi-family developments. The clubhouse requirement for multi-family developments was also waived.

5-104.4 Single Family Residential Design Standards: This PUD received design standard waivers for the single family portion, also. 50% masonry, per façade is required. Elevations provided are acceptable and address the façade waiver. Street lighting is proposed and the poles and fixtures are acceptable decorative, black type.

Amenities: Most of the amenities are within a central portion of the development, along the main thoroughfare that divides the single and multi-family portions of this development. These include: 7,022 sf of park space with a pavilion, 105,715 sf of nature walking trails with benches, 8,415 sf of playground, 2,545 sf of exercise area, 996 sf of fire pits, 11,660 sf of grilling areas and 21,402 sf of landscaped green space. A waiver was granted for the omission of a clubhouse, typically required for multi-family developments. The plan does not show playground area, this shall be corrected on construction drawings and shall be installed per code requirements.

Article X Landscaping: Landscape plans are under review and comments are coming via separate cover. All comments shall be addressed before construction plans can be submitted to Public Works. Landscape buffers are in open space, not on individual lots. The detention area is screened with perimeter plantings.

Other: Notes on the plans indicate compliance with a host of items staff typically requests of such developments. Retaining walls are noted to be constructed to City standards. Bike parking and trash cans are proposed. The mail kiosk includes parking and is covered via the supplied detail. It shall be lit also. Horse fencing is proposed along the Central Pike frontage and details are acceptable.

Summary: This final master development plan is in substantial conformance with the previously approved preliminary master development plan. The site plan is required for the multi-family

structures. This development will include 26 lots, lots 1-24 are single family lots and one lot (lot 26) will contain the townhomes (113 units) planned for this development. Lot 25 is open space and will be conveyed to Shiloh Baptist Church at a future time. Staff comments have been addressed and anything outstanding is minor and addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the final master development plan and site plan for Tillman Place on central Pike, subject to any conditions found below:

Planning and Zoning:

1. All conditions of ordinance 2025-34 shall be adhered to.
2. All requirements of 5-103a shall be adhered to, excepting any waivers codified in ordinance 2025-34.
3. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. All conditions of 5-104.4, single family regulations, in the zoning ordinance shall be adhered to, excepting any waivers granted and codified in ordinance 2025-34.
6. All requirements of 5-104.1, multi-family regulations, in the zoning ordinance shall be adhered to, excepting any waivers granted and codified in ordinance 2025-34.
7. The mail kiosk shall be well lit and covered.
8. Landscape plan comments are via separate cover, all comments shall be addressed before submitting construction plans to Public Works.
9. Signage to be reviewed and approved via a separate application to the Planning Department.
10. The horse fencing shall be constructed of low maintenance materials, wood is not permitted.
11. Render and label the playground on the plans, this amenity is required before permits are issued.
12. All fencing shall be decorative, low maintenance materials.
13. Poles and posts shall be painted black and channel posts are not permitted.

Engineering:

1. All PMDP/PUD conditions shall apply
2. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
3. A review of sewer depths shall take place at construction plan review, specifically around manhole A3.
4. The maximum difference in grade between the residential driveways and the sidewalk shall not exceed 10% in crests and 9% in sags.
5. Per Ord. 2025-34 Public Works Condition 4, the private streets shall meet the design standards of an access street.
6. The maximum slope of an access street is 5% within 50' of an intersection. Several intersections require regrading.
7. The minimum K values for the design speeds shall be met on all roads, public or private.
8. The maximum cross slope of a crosswalk (marked or unmarked) is 2% across stop controlled approaches and 5% across uncontrolled approaches at an intersection.

9. An eastbound right-turn lane and westbound left-turn lane shall be installed on Central Pike at Road A. Proper storage, decel, and taper shall be provided according to TDOT standards.
10. A northbound left-turn lane shall be installed on Pleasant Grove Road at Road B. Proper storage, decel, and taper shall be provided according to TDOT standards. Provide dimensions on the plans.
11. The off-site improvements included in the PMDP shall be submitted under separate cover for Staff review prior to construction drawings.
12. Provide a dimension for the ROW along Road B.
13. Terminate the sidewalk on the north side of Road B at the intersection with Road C.
14. Stormwater Coordinator: Show the stream buffer width on the plans.

WWUD:

1. The water line along Pleasant Grove does not connect to the water line on Central pike as shown. They are on 2 different pressure zones.
2. The water lines shown are not WWUD's design.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1443

Agenda Date: 10/16/2025

Agenda #: 6.I.

Title:

Review the Site Plan for Legacy 5 MOB, located at 113 Bear Xing.



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Legacy 5 MOB
Site Plan
Map - 078
Parcel(s) – 13.14

Request: Para Design, LLC., on behalf of their client, LP Land Holdings, LLC., is requesting site plan approval for Legacy 5 MOB, located at 113 Bear Crossing, in District 3.

History/Overview: This property is located at 113 Bear Crossing, and will be located within the Legacy Pointe Development, and to the south of the previously approved Texas Roadhouse location. The property is zoned CI, commercial interchange. The property abuts CI zoning to the north, west and south, with the I-40 west-bound on-ramp to the immediate east. The use is permitted by right in the CI zoning. The proposal for this property is for a two-story, 19,126 square foot Medical Office building. The lot is approximately 4.07 acres.

A site plan was approved earlier in 2025 for this same piece of property which included two buildings and a lot split to accommodate the structures. The plans have changed and now one building is proposed on one lot. A final plat, creating the second lot, was approved earlier this year and has since be revised and re-approved to include one lot for this structure.

Article VI Bulk Regulations: The yard dimensions as provided are correct for CI districts (30' front, 10' side and 20' rear) and correctly rendered on the site plan. Building coverage as shown is 10.8% with a maximum allowance of 50%. The impervious surface coverage calculation is 61.8% with a maximum allowance of 80%. The building's height is 55', which is allowable as they are within the ½ of the interstate interchange. Under 6.103.3.3, for buildings in excess of 35' near the interstate, may not exceed 70'.

Vehicular and Pedestrian Access: Vehicular access is provided via one outlet, with ingress and egress being obtained at Bear Crossing. Drive aisles are all two way and appropriately sized at 26' in width. There currently is pedestrian striping within the parking areas. Sidewalk is widened to 7', where adjacent to parking to accommodate vehicle overhang without wheel stops.

Article IX Parking: Parking requirements for professional services medical, per code, are required at one space per 300 square feet, with 196 spaces required. Currently the applicant is proposing 197 spaces to include 6 ada accessible spaces. Staff feels this is an appropriate number of parking

spaces for this use. All spaces are 9' x 17.5'. All spaces are of appropriate size. Bicycle parking shall be provided via a wave-style bike rack alongside the front of the building and a detail of the type is provided. Wheel stops are not proposed, and the front sidewalk is shown at 7' to provide adequate room for vehicular overhang.

Article X Landscaping: The landscape plans are under review by the City's consultant. Any comments received shall be addressed before the submittal of construction plans to Public Works.

6-103.7 Commercial Design Guidelines: Building height is identified overall at 55'. Considering the building is located within the ½ miles radius of the interchange, they are allowed per code, 6.103.3.3, to have a building height not to exceed 70' or six stories. The building is faced with masonry at approximately 50.72%, and 49.28% metal, and therefore does not meet the CDS regulations of 100% brick/stone. The applicant is requesting a waiver as noted below for the secondary materials.

The HVAC equipment is roof mounted and will have screening via the parapet walls to shield the units from horizontal view. Wall mounted lighting fixtures shall be decorative designs and details have been provided. Parking lot lighting poles are to be painted black and fixtures are typical D series as standard on similar other commercial projects in the area. The photometric plan is acceptable, as the site is surrounded by commercially zoned property. Wall mounted utility and meter equipment shall be painted to match the building façade it is attached to.

Other: The plans show trash receptacles located at the building entrances as required per code, and a detail of the type is provided. The dumpster provided is shown at the southeastern corner of the parking lot and it will be compliant with City regulations and includes masonry walls with brick color to be complimentary to the main building, metal gates and a pedestrian door. There is a retaining wall proposed, which is to be constructed with masonry, a detail is provided.

Waivers/Variances: The following waivers are requested:

1. 6.103.7 – Request to allow up to 50% of secondary materials (i.e., architectural composite metal panels) on all four sides of the building. **STAFF SUPPORTS.**

Summary: This plan is for a 19,126 square foot, two story medical office building in Legacy Pointe. The waiver as requested above, is subject to Planning Commission approval. The remaining items to address are minimal, and are included in the requested conditions of approval below.

Recommendation: Staff recommends approval of the site plan for the Legacy 5 Medical Office Building, subject to the conditions of approval below.

Planning and Zoning:

1. All requirements of 6-103.7 shall be adhered to, excepting any waivers granted by the Planning Commission.
2. All brick shall be clay, baked and individually laid.

3. Wall mounted utility and meter equipment shall be painted to match the building façade upon which it is affixed to.
4. Poles and bollards used for signage shall be painted black or a complimentary muted color. Galvanized channel posts are not permitted.
5. Poles used for parking lot lighting fixtures shall be painted black or a complimentary muted color and located in yards or planting beds and not in parking areas or drive aisles.
6. HVAC equipment shall be adequately screened by masonry walls complimentary to the building and dumpster enclosure.
7. Landscape plan comments are via separate cover and shall be addressed prior to the submittal of construction documents.
8. Provide landscape screening around the entire perimeter of the detention area.
9. Provide landscaping around all transformer boxes.
10. Signage shall be reviewed via a separate application to the Planning Department. No variance is requested for any additional signage.
11. Flammable landscape ground cover is not permitted within 3' of the building.
12. Wheel stops are not permitted.
13. Provide additional landscaping around transformer boxes for screening.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. Per the conditions of the preliminary plat approval, each lot shall pay \$2,000 per acre at the time of land disturbance permit until \$125,000 is reached for the installation of high-mast LED lighting at the I-40 interchange.
3. A letter of approval from West Wilson Utility District will be required prior to the issuance of the Land Disturbance Permit.
4. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
5. Provide pedestrian access to the dumpster.
6. Stormwater: At construction plan, pull silt fence out of the contour slope of the existing pond.
7. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. Add a note for the contractor to coordinate with WWUD about adjusting existing valve boxes.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1433

Agenda Date: 10/16/2025

Agenda #: 6.J.

Title:

Review the Site Plan for the Proposed Restaurant, located at 1209 Rutland Dr.



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 1209 Rutland Drive Restaurant
Site Plan
Map - 078
Parcel(s) – 010.09

Request: Development Management Group seeks site plan approval for a 4,225sf full-service restaurant with a drive through at 1209 Rutland Drive in district 3.

Overview: 1209 Rutland Drive is approximately 1.54 acres and is zoned CI, interchange commercial. The parcel is located between Rutland Drive and Golden Bear Gateway on property locally known as the “Lowery Property”. The site is presently undeveloped. Proposed for the site is a 4,225sf full-service restaurant with a drive through and patio area. Full-service restaurants are permitted by right in CI zoned districts.

6-103a Commercial Bulk Regulations: Building setbacks are correctly displayed, 30’ front, 10’ side and 20’ rear. The proposed redevelopment does not violate these setbacks. The tallest portion of the building is 29’-4”, below the 35’ height allowance in CI zoning. The maximum building coverage is 50% and the proposed structures will only utilize 8.3% of this coverage area. Impervious surfaces cover 64.7% of the site (80% maximum permitted).

Vehicular Access: Vehicular access is via Rutland Drive. Cross access will connect the site, internally, to the neighboring parcels.

Pedestrian Access: Sidewalk is proposed along the subject sites Rutland Drive frontage, and a pedestrian connection is provided to the path along Golden Bear Gateway. Pedestrian striping is included across drive aisles where appropriate, including to the dumpster enclosure.

Article IX Parking/Queuing: Seventy-eight parking spaces are provided (41 are required, 1/100sf or ¼ seats, whichever is greater), including 4 ADA accessible spaces. Parking spaces and drive aisles are appropriately sized. Wheel stops are not proposed and ADA signage is placed in bollards. Queuing spaces and loading areas are acceptable and the drive through includes a bypass lane per code requirements.

Article X Landscaping: The landscape plans are under review and comments will be via separate cover. All landscape plan comments received shall be addressed before submitting construction drawings to Public Works. The site is not subject to landscape buffers.

6.103.7 Commercial Design Standards: The building is 4,225sf and includes a 1,344sf patio area. The building is under the maximum permitted height at 29'-4" tall (35' max.). The applicant is seeking a façade waiver for the use of secondary materials and thin brick; details are provided below. Rooftop HVAC and utility equipment is screened with a parapet wall. Wall mounted lighting fixtures are decorative and acceptable. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.

Other: The dumpster is enclosed and includes a pedestrian door, metal gates and a masonry enclosure, per code. A photometric plan is provided and acceptable. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas. Decorative trash receptacles are provided at the front of the building, and a detail is provided. A bike rack and detail are provided. Fencing details are not provided, all fencing shall consist of low maintenance, decorative type.

Variances/Waivers: The following waiver is requested:

1. 6-103.7 – Thin brick in lieu of full-sized brick as follows: 61% masonry, 17% EIFS, 13% siding, 3% green wall, 6% glazing. STAFF SUPPORTS. THE SIDING SHALL BE FIBER CEMENT MATERIAL

Summary: The resubmittal includes a few minor items to be address, found in the conditions of approval as listed below. The Planning Commission must grant the design guideline waiver above or the building shall comply, fully, with the requirements of 6-103.7.

Recommendation: Staff recommends approval of the site plan for a full-service restaurant at 1209 Rutland Drive, subject to the following conditions:

Planning and Zoning:

1. Excepting any waivers/variances granted, all requirements of the commercial design regulations, 6.103-7, shall be adhered to.
2. Brick shall be clay, baked and individually laid.
3. Stone shall be individually laid.
4. Metal and vinyl shall not be used for façade materials.
5. Siding shall be fiber cement type.
6. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
7. Poles and posts shall be painted black.
8. Channel posts are not permitted.
9. Bollards shall be painted/sleeved black or a muted color complimentary to the building. Yellow is not permitted.
10. Landscape plan comments shall be addressed prior to the submittal of construction plans.
11. Signage shall be reviewed via a separate application to the Planning Department.

12. All fencing shall be constructed of low maintenance material such as aluminum. Wood is not permitted. Provide fencing details on subsequent submittals.
13. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.

Engineering:

1. Landscape Plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter of approval from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
4. General note: Provide standard detail of the Jarrett grease trap proposed.
5. The sizing of the pump station to serve this site and adjacent sites shall occur at construction plan review.
6. Provide handrails along the pedestrian access route if slopes exceed 5%.
7. Stormwater: Who must finish the pond to the west?
8. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. The 3 services will probably be 3 different taps.
2. A Hold Harmless will need to be executed for the sidewalk within WWUD's easement.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1439

Agenda Date: 10/16/2025

Agenda #: 6.K.

Title:

Review the Site Plan for Faith is the Victory Church, located at 2564 N. Mt. Juliet Rd.



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Faith is the Victory Church 2564 N. Mt. Juliet Road
Site Plan
Map – 72H Group B
Parcel(s) – 15.00

Request: CSDG, on behalf of their client Faith is the Victory Church, is requesting site plan approval for a new church building, to be located at 2564 North Mt. Juliet Road in district 1.

History: The proposed location for this development is 2564 North Mt. Juliet Road and is currently vacant. The zoning is RS-40 and the site consists of approximately 3.35 acres. The previous use of this lot was also a church, which has since been demolished. A site plan was previously approved for this location, for the same church, in 2018, and has since expired. Site plan approval is valid for one year. Religious uses are permitted conditionally in RS-40 zoned districts. A conditional use permit was granted the first time this site plan was approved but since the number of seats has doubled since the last time the Board of Zoning Appeals reviewed this plan and that over 3 years has elapsed since conditional use approval, another conditional use permit must be granted before construction drawings can be approved.

5-103a Bulk Regulations: This plan proposes a one story, 26' tall, 13,660sf building, on a 3.35-acre lot, with an area set aside for future building expansion. The intended use for the future expansion is a recreation area. Staff requests that the size of the possible expansion be identified on the plans. The height of the building is below the maximum permitted (35'). The setbacks are correctly rendered on the plans; 50'f, 25's and 40' rear, and the building does not violate these yard requirements. Building coverage is 9.4% (50% max.). Impervious surfaces cover 51.4% of the site (80% max.).

Article IX Parking and Circulation: The plan proposes 100 parking spaces, which meets required parking (1 per 3 seats, max seating 300). Parking spaces are 9'x17.5' or 9'x19.5'; both are used and both are acceptable. Access to the site will be via N. Mt. Juliet Road. Drive aisle width is acceptable at 26'. A stub is provided towards NMJR on the north side of the site for better alignment with curb cuts across N. Mt. Juliet Road should the opportunity ever arise.

Pedestrian Access: A 5' wide sidewalk currently exists along the road frontage of this site and pedestrian access to the right-of-way, via a sidewalk to the side of the front of the building, has

been provided. The plans show 7' wide sidewalks where vehicle overhang may interfere with the use of the sidewalk. Wheel stops are not proposed.

Article X Landscaping and Buffering: The landscape plans are under review by the City's consultant and comments are via separate cover. All comments received shall be addressed before submitting construction plans to Public Works. The site is subject to landscape screening buffers where adjacent to residentially zoned land. Buffer fencing is acceptable, low maintenance materials.

5-104.4 Design Standards: Building elevations have been provided for review. Elevations consist of 100% brick with an EFIS cornice proposed around the top of the building. Wall mounted lighting fixtures are decorative. The roof mounted HVAC and utility equipment is screened from horizontal view via the parapet walls. Staff requests that any wall mounted utility and meter equipment be painted to match the façade it is attached to.

A wave-style bike rack has been located on the sidewalk near of the front of the building area and a detail is provided. This rack provides 5 bicycle parking spaces. The required trash receptacles have also been shown on the plans and a detail is provided. A note indicates both will be powder coated black. Retaining walls are proposed and notes provided indicate compliance with code requirements. A dumpster enclosure detail is provided and meets code requirements including a masonry enclosure, decorative metal gates and a pedestrian door.

Parking lot lighting includes decorative fixtures mounted to black poles. Poles are not mounted in the parking area, rather in yards and landscape beds. Fencing details indicate decorative low maintenance materials. A photometric plan indicates compliance with light bleed requirements. Signs are subject to review and approval from the Planning and Zoning Department as a separate application to the Planning Department.

Summary: A site plan for a church at this location was previously approved in 2018 and has since expired. Religious facilities are permitted conditionally in RS-40 zoning. This plan includes a larger building with twice the number of seats as the original approval. The Board of Zoning Appeals must grant another conditional use permit as the last one is expired and not valid because the size of the building and number of seats has doubled. The applicant is not seeking any waivers or variances.

Recommendation: Staff recommends approval of the site plan for Faith is the Victory Church at 2564 N. Mt. Juliet Road, subject to the following conditions.

Planning/Zoning:

1. Approval is conditional on whether the Board of Zoning Appeals approves another conditional use permit for the site. Construction plans shall not be submitted until a conditional use permit is granted.
2. Signage to be reviewed via a separate application to the Planning Department.
3. Landscape plan comments are via separate cover. All comments received shall be addressed prior to submitting construction plans to Public Works.

4. All poles and posts utilized on site shall be painted black, galvanized channel posts are not permitted.
5. Bollards shall be painted black.
6. Wall mounted utility and meter equipment shall be painted to match the building façade it is attached to.
7. Brick shall be clay, baked and individually laid.
8. Stone shall be individually laid, natural product.
9. Identify the area of the expansion area.

Engineering:

1. Sewer availability has been requested and granted.
2. Landscape Plans shall be approved prior to the issuance of the Land Disturbance Permit.
3. A letter of approval from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
4. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
5. General note: EPSC measures shall not be installed in preserved landscape buffers.
6. Identify how the signal will operate during periods with traffic control officers. If the signal is in flash, an agreement between the City and the Church is needed to determine who changes the signal operations.
7. Traffic control officers shall be provided at the intersection of N. Mt. Juliet Road and Curd Road, even if the signal is in flash.
8. The Church shall request permission to utilize traffic control for events outside of Church service hours. The City/TDOT reserves the right to deny such requests if the impact is detrimental to the flow of traffic during high volume periods.
9. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. Proposed force main and storm lines shall have an 18" minimum vertical clearance between them the water lines.
2. The relocation of the existing fire hydrant will have to be designed by WWUD.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1440

Agenda Date: 10/16/2025

Agenda #: 6.L.

Title:

Review the Site Plan for the Treymor Amenity Center, located off Benders Ferry Rd.



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Treymor Amenity Center
Site Plan
Map(s) – 32
Parcel(s) – 029.00, 030.01, 031.00, 31.01

Request: CSDG, on behalf of Pulte Homes, requests site plan approval for the amenity center in the Treymor subdivision on Bender Ferry Road in district 1.

History: The Treymor PUD was established in 2023 via ordinance 2023-27. The total PUD consists of 317.41 acres and is zoned RS-40 PUD.

Overview: The disturbed area for this amenity is 1.52 acres. This amenity area is located on the north side of the main drive, near the main entrance to the subdivision. Amenities proposed include: a 2,230sf clubhouse, 1,909.8sf pool, grilling area, cabanas, sunning area and pickleball court. The amenity area also includes a portion of the internal 10' wide trail with a connection to the right-of-way.

Parking: Thirty-five parking spaces are provided. Spaces are adequately sized and drive aisle meet code requirements. Two ADA accessible spaces are provided. Sidewalk is widened to 7' where adjacent to parking to accommodate vehicle overhang. Wheel stops are not proposed except the ADA detail still shows them.

Building Design: The PUD was granted a building façade waiver for up to 50% secondary materials on any façade. This waiver applies to the amenity areas too. The supplied elevations indicate a brick and board and batten faced clubhouse that complies with the waiver requirements. Notes provided indicate wall mounted light fixtures will be decorative sconce type. HVAC equipment will be mounted on the ground and shall be screened from horizontal view via landscaping or masonry.

Other: Fencing is low maintenance aluminum material. Black coated chain link fencing is permissible around the pickleball court only. A bike rack and decorative trash receptacle are provided. The amenity area does not include a mail kiosk.

Landscaping: The landscape plans are currently under review by the City's consultant. Comments are via separate cover and shall be addressed prior to the submission of construction plans to Public Works.

Summary: Items remaining to be addressed are minor and can be resolved via the conditions of approval below.

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

Planning and Zoning:

1. All conditions of ordinance 2023-27 shall be adhered to.
2. Landscape plan comments are via separate cover and any comments received shall be addressed prior to submitting construction plans to Public Works.
3. Any signage shall be reviewed and approved via a separate application to the Planning Department.
4. All brick shall be clay, baked and individually laid.
5. All poles, posts and bollards shall be powder coated black.
6. HVAC equipment shall be screened from horizontal view via masonry or landscaping.
7. The chain link fencing around the pickleball court shall be coated black.
8. Remove wheel stops from the ADA detail on sheet C5.01.

Engineering:

1. Landscaping plans shall be approved before the issuance of the erosion control permit.
2. Drainage summary under preliminary review. A comprehensive review will take place at construction plan review.
3. General note: Pool shall drain into the stormwater system.
4. Stormwater: change pool discharge not to infiltrate to grass, not pipe to storm system creating an illicit discharge.

WWUD:

1. WWUD has no comments.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1430

Agenda Date: 10/16/2025

Agenda #: 6.M.

Title:

**Review the Zoning Ordinance Amendment to Article 8-207.3. Minimum Lot Area in PUD Overlay Districts.



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Zoning Ordinance Amendment
8-207.3 Amend Minimum Lot Size in PUD Overlay
Districts

Request: This request, initiated by City Manager Kenny Martin, seeks to amend Article VIII, Overlay Districts, of the City's Zoning Ordinance by reducing the minimum lot size requirement from 10,000 square feet to 7,500 square feet and eliminating the 15,000 square foot average.

Overview: By reducing the minimum lot size requirement, the city can also lessen its long-term responsibility for infrastructure maintenance. Smaller lots naturally require fewer linear feet of roadways, sidewalks, sewer lines, and related utilities. This translates to reduced costs for repair, resurfacing, and replacement overtime, allowing the city to focus its resources on maintaining higher-priority infrastructure. In addition, smaller lots create more opportunities within a development to incorporate shared amenities such as open space, trails, recreational facilities, or green areas. These amenities are typically maintained by homeowners' associations (HOAs), further reducing the burden on the city while enhancing the overall quality of life within the neighborhood.

The relevant section of the Zoning Ordinance shall be amended as shown below:

8-207.3

Minimum lot sizes. The minimum size of lots permitted within various portions of an RPUD district shall be determined as provided herein.

1. Along the boundary of an RPUD district where lots are proposed to directly adjoin the boundary of the development and no open space is provided as a buffer between such lots and the adjoining property such lots shall contain 75 percent of the minimum lot area and 90 percent of the minimum lot width required by the adjoining zoning districts(s) or, in any instance where such property is not presently zoned by the City, the zoning classification recommended in the current edition of the Land Use Plan. However, if application of 8-207.3(2) results in a larger minimum lot size, such provision controls.
2. Elsewhere within the RPUD district, minimum lot sizes shall be as approved in the master development plan but shall never be less than 7,500 sf for any single lot for all residential PUDs..
3. Section 2 of this article shall not apply to CTC or CMU Mixed Use PUD's.
4. Section 2 of this article shall not apply to Active Adult/Senior Lifestyle 55+ Communities.

Summary: Staff is supportive of this request to reduce the minimum and average lot size requirements, as well as to eliminate the average lot size provision. This adjustment promotes more efficient land use, provides greater flexibility in subdivision design, and creates opportunities for enhanced neighborhood amenities. It also reduces the City's long-term infrastructure maintenance obligations, allowing resources to be focused on other priority needs.

Recommendation: Staff recommends forwarding the request to amend Article VIII, Overlay Districts, Section 8-207.3, Minimum Lot Sizes, of the City's Zoning Ordinance to reduce the minimum lot size requirement from 10,000 square feet to 7,500 square feet and to remove the 15,000 square foot average lot size provision to the Board of Commissioners with a positive recommendation.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1432

Agenda Date: 10/16/2025

Agenda #: 7.A.

Title:

**Review the PUD Amendment to Golden Bear Place, located at 4515 Beckwith Rd, regarding Public Works Condition #11.

**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

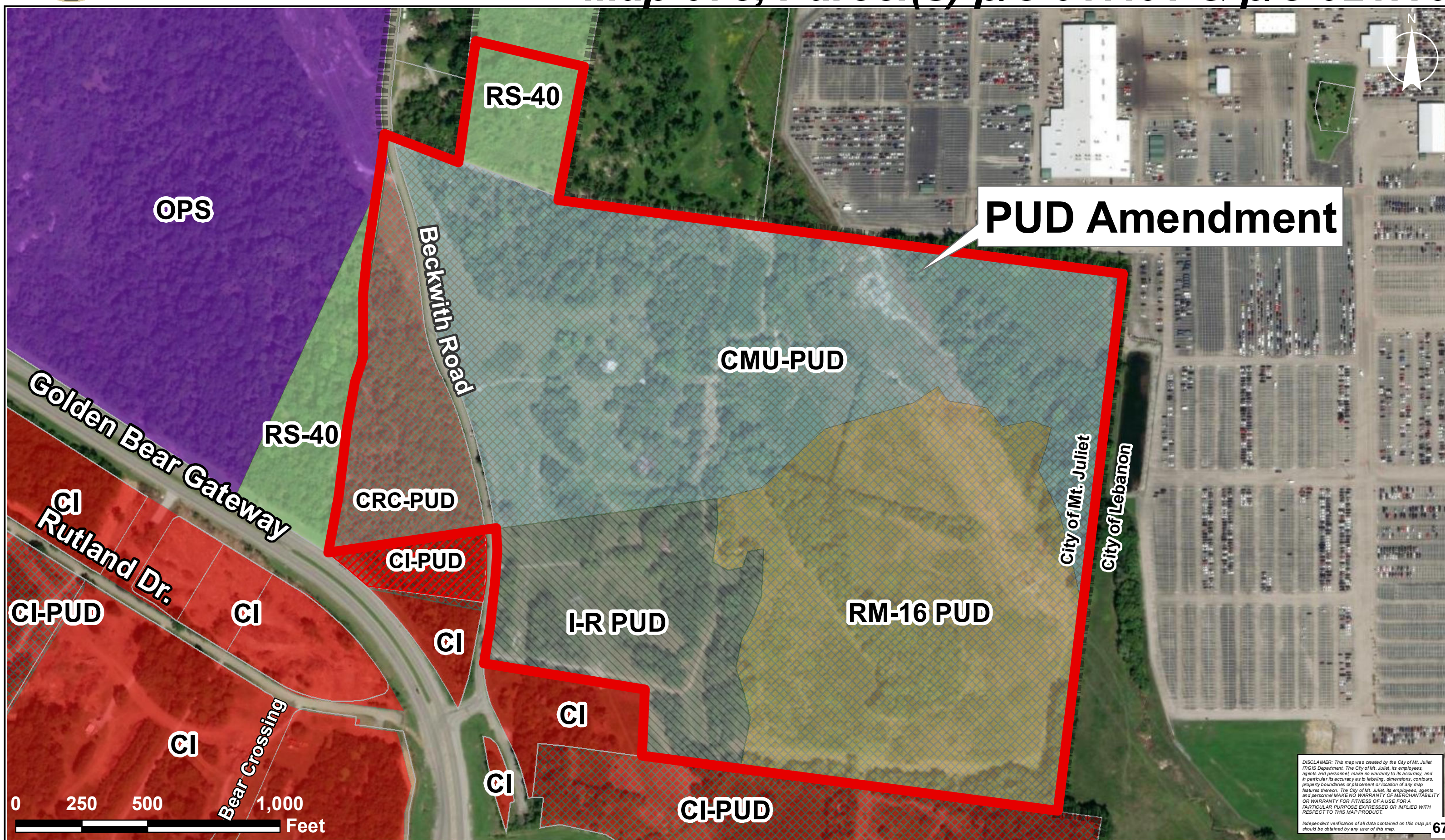
(615) 773-7957

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



Exhibit A

Golden Bear Place- PUD Amendment Map 078, Parcel(s) p/o 017.01 & p/o 021.10





Mt. Juliet, Tennessee

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

Staff Report

File #: 1438

Agenda Date: 10/16/2025

Agenda #: 8.A.

Title:

Review the Final Master Development Plan/ Site Plan for McDonald's, located at 8776 Golden Bear Gtwy.



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: McDonalds 8776 Golden Bear Gateway
Site Plan/Final Master Development Plan
Map - 078
Parcel(s) – 017.01

Request: McDonalds requests final master development plan and site plan approval for a McDonalds drive through restaurant at 8776 Golden Bear Gateway in district 3.

Overview: The subject site is located north of the intersection of Beckwith Road and Golden Bear Gateway. It is zoned CRC-PUD and consists of approximately 1.10 acres. The site is presently undeveloped. The Golden Bear Place PUD was established in 2024 via ordinance 2024-04. The use of a drive through restaurant is permitted by right in CRC zoning and a permitted use in the Golden Bear Place PUD.

Final Master Development Plan:

The subject site is part of the Golden Bear Place PUD and as such requires submittal of a final master development plan. The final master development plan conforms with the previously approved preliminary master development plan associated with the Golden Bear Place PUD.

Site Plan:

6-103a Commercial Bulk Regulations: Building setbacks are correctly displayed, 30' front, 10' side and 20' rear. The proposed redevelopment does not violate these setbacks. The tallest portion of the building is 18' – 4", below the 35' height allowance in CRC zoning. The maximum building coverage is 50% and the proposed structures will only utilize 9% of this coverage area. Impervious surfaces cover 73% of the site (80% maximum permitted).

Vehicular Access: Vehicular access is via Beckwith Road and the under construction Golden Bear Place with a right in/right out only on Golden Bear Place.

Pedestrian Access: Walking trails are proposed along the subject site's external road frontages, and a pedestrian connection is provided to the Beckwith Road trail from the main entrance of the restaurant. Pedestrian striping is included across drive aisles where appropriate.

Article IX Parking/Queuing: Twenty eight parking spaces are required by code and the plans show 33 spaces including two ADA accessible spaces. Parking spaces and drive aisles are appropriately sized. Wheel stops are not proposed and ADA signage is placed in bollards. Queuing spaces and loading areas are acceptable and the drive through includes a bypass lane per code requirements.

Article X Landscaping: The landscape plans are under review and comments will be via separate cover. All landscape plan comments received shall be addressed before submitting construction drawings to Public Works. The site is not subject to landscape buffers.

6.103.7 Commercial Design Standards: The building is 4,180sf and one story. The building façade is fully masonry a waiver is not requested or required. The rooftop mechanical equipment is screened via the parapet walls. Wall mounted exterior lighting fixtures are not proposed. Staff requests that wall mounted utility and meter equipment shall be painted to match the façade it is attached to.

Other: The dumpster is enclosed and includes a pedestrian door, metal gates and a masonry enclosure, per code. A photometric plan is provided and acceptable. Parking lot lighting is decorative mounted to black poles. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas. Decorative trash receptacles are provided at the front of the building, and a detail is provided. A bike rack and detail are provided. Fencing details are not provided, should any fencing be used it shall be low maintenance material and decorative.

Summary: This submittal is for a McDonalds fast food restaurant on Golden Bear Gateway in the Golden Bear Place PUD. The final master development plan is in substantial conformance with the previously approved PUD and preliminary master development plan. Outstanding issues are minor and may be addressed via the conditions of approval below. Waivers are not requested.

Recommendation: Staff recommends approval of the site plan and final master development plan for McDonalds on Golden Bear Gateway, subject to the following conditions:

Planning and Zoning:

1. All conditions of ordinance 2024-04 shall be adhered to.
2. All requirements of the commercial design regulations, 6.103-7, shall be adhered to.
3. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. Metal and vinyl shall not be permitted for façade materials.
6. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
7. Poles and posts shall be painted black.
8. Channel posts are not permitted.
9. Bollards shall be painted/sleeved black or a muted color complimentary to the building. Yellow is not permitted.
10. Landscape plan comments are via separate cover and all comments received shall be addressed prior to the submittal of construction plans to Public Works.
11. Signage shall be reviewed via a separate application to the Planning Department.

12. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
13. Should any fencing be used, it shall be decorative and constructed of low maintenance materials.

Engineering:

1. Landscape Plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter of approval from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
4. The site shall use a Jarrett 1,500gal grease trap. Provide standard detail within the site plan set.
5. Changes to the site access are likely if the Golden Bear Place PUD amendment is passed.
6. Fix dimensions on sheet C-3.2.
7. The site shall utilize standard commercial type driveways.

WWUD:

1. The 12" water line shown on the north side of Golden Bear Circle is a proposed water line and has not been installed at this time.
2. There is a proposed 12" water line that is not shown that will be at the western portion of the property. The water service shall come off this line not as shown on the plans.
3. The proposed Multi-Tenant sign as shown will be the WWUD easement once the proposed water line is installed. It needs to be moved.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1445

Agenda Date: 10/16/2025

Agenda #: 8.B.

Title:

Review the Site Plan for Hickory Station West, located at 261 W Main St.



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Hickory Station West
Site Plan
Map - 073L
Group - B
Parcel – 008.01

Request: B+Y Design Build, LLC., is seeking Site Plan approval for Hickory Station West which is located along West Division, at 261 W. Main Street. This site plan had previously been submitted, several years ago to include two lots, one on the east and one on the west side of the entrance to Hickory Station Townhomes. The intended use for this building is professional services, non-medical. This is located in district 1.

Analysis: This lot was rezoned to CTC in 2006 along with the multi-family residential development to the south, Hickory Station Townhomes. Hickory Station West proposes a 2,500-sf building on 0.32 acres. The property abuts CTC zoning to the east and west, RM-16 zoning to the south, and CTC zoning across W. Main St. The use, professional services, nonmedical, is permitted by right in CTC zoning.

The original submittal proposed both buildings shown north/south facing with both parking lots facing each other along Hickory Station Lane. To reduce the appearance of the amount of pavement between those two sites and the road, staff requested the applicant turn the building and provide double frontage to enhance the streetscape.

Article VI Bulk Regulations: The yard dimensions as provided are not correct for CTC districts (30' front, 10' side and 20' rear) and will need to be corrected on the site plan and will be shown as a condition of approval. Due to the request of staff to provide a double frontage appearance, the actual front of the building is facing south. Building coverage as shown is 17.68% with a maximum allowance of 50%. The impervious surface coverage calculation is 56.47% with a maximum allowance of 70%. The building's height is 18' and is within the 35' maximum height allowable.

Vehicular and Pedestrian Access: The plan proposes ten (10) parking spaces where seven (7) are required for a professional services non-medical facility of this size. A van accessible ADA space is also provided. A 6' wide paved sidewalk is proposed along both sides of Hickory Station Lane as well as along the Main Street frontage. The drive aisle is appropriately sized at 26' in width.

There currently is pedestrian striping along the entrance to the parking area, promoting a safe walkway along the sidewalk for residents of the townhome development due south.

Article X Landscaping: The landscape plans are under review by the City's consultant. Any comments received shall be addressed before the submittal of construction plans to Public Works.

6-103.7 Commercial Design Guidelines: Building height is identified overall at 18'. The building is faced with 100% masonry products, which adheres to the CDS regulations of 100% brick/stone. The supplied building elevations provide a double front design.

The HVAC equipment is roof mounted and will have screening via bricked screen walls. Screen walls are not permitted the mechanical equipment must be screened via masonry parapet walls. There are no wall mounted lighting fixtures proposed, however, it has been noted that wall-packs are not allowed. Parking lot lighting poles are to be painted black and fixtures are typical D series as standard on similar other commercial projects in the area. The photometric plan is acceptable with zero light bleed at the property lines. Wall mounted utility and meter equipment shall be painted to match the building façade it is attached to.

Other: The plans show both the trash receptacle and wave style back rack to be located at the building entrances as required per code, however no detail of the type is provided. The dumpster provided is shown in the middle of the lot on the northern property line, adjacent to the one-way drive aisle and parking stalls on the northeast side of the lot. The trash enclosure will be compliant with City regulations and to include masonry walls with brick color to be complimentary to the main building, metal gates and a pedestrian door. Proposed fencing is aluminum picket variety and acceptable.

Summary: This proposal adds 2,500sf of professional services, nonmedical office space to W. Division Street at Main Street.

Recommendation: Staff recommends approval of Hickory Station West office building, with the following conditions:

Planning and Zoning:

1. All requirements of Article VI shall be adhered to, except any waivers granted by the Planning Commission.
2. All brick shall be clay, baked and individually laid.
3. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
4. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
5. Parking lot lighting fixture poles shall be painted black.
6. All bollards shall be painted a color complimentary to the building façade, not yellow.
7. Wheel stops are not permitted.
8. All wall mounted utility equipment shall be painted a color complimentary to the building façade.

9. All signage shall be reviewed under separate application to the Planning Department. Please be advised that monument signage will require a plat with the location outside of any PUDE's.
10. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.
11. Provide a decorative trash can and wave style bike rack details.
12. Provide architectural features such as windows or inlays, on the side elevations.
13. All parking area islands shall include grass and/or trees, not mulch, stone or any other material.
14. Correct the building setbacks on the layout sheet.
15. Rooftop mechanical equipment shall be screened via masonry parapet walls, screen walls around the only the mechanical equipment are not permitted.

Engineering:

1. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
2. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
3. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
4. Provide written permission to access Hickory Station Lane from the property owner at construction plan review. An easement is allegedly provided to the previous landowner per developer.
5. The sidewalk along the eastern frontage shall align perpendicular to the crosswalk. The sidewalk may have to be moved off the edge of curb to accommodate the crosswalk.
6. Remove erroneous hatching, leaders, and references from the plans.
7. Replace the curb and gutter detail with the City standard detail.
8. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. Storm lines and sewer lines which cross the existing water line shall have a minimum of 18" vertical clearance.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1446

Agenda Date: 10/16/2025

Agenda #: 9.A.

Title:

**Review the Annexation including a plan of services for the Keelean property, located at 3971 Beckwith Rd.



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 3971 Beckwith Rd.
Annexation, and Rezone
Map - 078
Parcel(s) – 021.06

Request: Submitted by Tonya Denny, on behalf of the owner Chad Keelan, this request is for an annexation and rezone of the property shown as map 078, parcel 021.06 and located at 3971 Beckwith Rd. Should the annexation be approved, this will be located in district 3.

Description: The subject property is approximately 5.21 acres, on one parcel on the east side of Beckwith Road, just north of Golden Bear Gateway. The property is located within the City's urban growth boundary and is adjacent to the Golden Bear Place PUD, to the immediate west. The property has approximately 350' of road frontage. The property is encumbered at the west half of the property with overhead high tension power lines. Should this property be annexed, it will become part of District 3. The property is currently in Wilson County's jurisdiction and is zoned R-1. The requested zoning is CI, commercial interchange. The future land use shows this property as interstate commercial. The use proposed for the property is not specified.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
3971 Beckwith Rd.	Interstate Commercial	Interstate Commercial – No Land Use Amendment required	Wilson Co. R-1	CI, Commercial Interchange

Future Land Use Plan: The City's future land use map identifies the property as interstate commercial. Adjacent future land use classifications are also shown as interstate commercial. The applicant does not wish to nor need to change the future land use designation.

Zoning: Current zoning is Wilson County R-1. The applicant is seeking CI, commercial interchange zoning, which is consistent with the surrounding zoning and the City's future land use plan.

Annexation: The property is located withing the City's urban growth boundary. A plan of services is included.

Plan of Services: A plan of services is included.

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 not 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.*

Summary: The applicant has requested an annexation and rezone of the property at 3971 Beckwith Road. There has been no proposal provided, however, due to the location and proximity of this parcel to the current ongoing development of Golden Bear Place, and other forthcoming commercial developments in this area, the applicant has requested to annex his parcel into the City and rezone it to CI, commercial interchange. This zoning will match the surrounding parcels and is supported by the City's future land use plan.

Recommendation: Staff recommends that the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of services and rezone for 3971 Beckwith Road, subject to the following conditions.

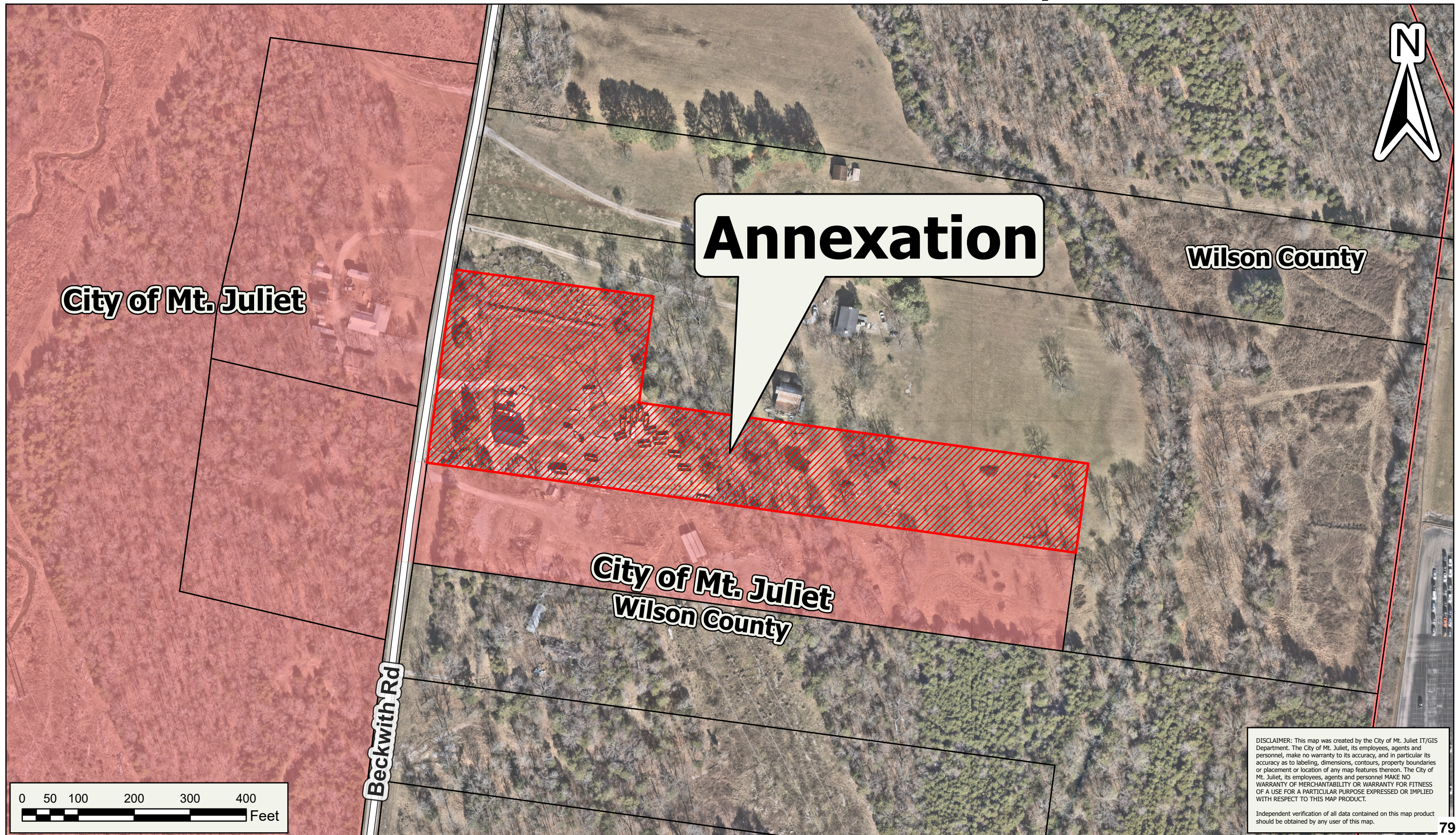
Planning and Zoning:

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with CI zoning.



Exhibit B- Annexation

3971 Beckwith Rd
Map 078, Parcel 021.06



RESOLUTION - 2025

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE KEELEAN PROPERTY, LOCATED AT 3971 BECKWITH ROAD MAP 078 PARCEL 021.06, 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 Keelean Property located at 3971 Beckwith Road, 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 PROPERTY LOCATED AT 3971 BECKWITH ROAD, 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/Emergency Medical Services with 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.
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.

RESOLUTION - 2025

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.

I. Planning:

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

RESOLUTION - 2025

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. Lockett, MMC
City Recorder

APPROVED AS TO FORM:

Kenny Martin, City Manager

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1447

Agenda Date: 10/16/2025

Agenda #: 9.B.

Title:

**Review the Rezone Request from Wilson County R-1 to Mt. Juliet CI for the Keelean Property, located at 3971 Beckwith Rd.



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 3971 Beckwith Rd.
Annexation, and Rezone
Map - 078
Parcel(s) – 021.06

Request: Submitted by Tonya Denny, on behalf of the owner Chad Keelan, this request is for an annexation and rezone of the property shown as map 078, parcel 021.06 and located at 3971 Beckwith Rd. Should the annexation be approved, this will be located in district 3.

Description: The subject property is approximately 5.21 acres, on one parcel on the east side of Beckwith Road, just north of Golden Bear Gateway. The property is located within the City's urban growth boundary and is adjacent to the Golden Bear Place PUD, to the immediate west. The property has approximately 350' of road frontage. The property is encumbered at the west half of the property with overhead high tension power lines. Should this property be annexed, it will become part of District 3. The property is currently in Wilson County's jurisdiction and is zoned R-1. The requested zoning is CI, commercial interchange. The future land use shows this property as interstate commercial. The use proposed for the property is not specified.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
3971 Beckwith Rd.	Interstate Commercial	Interstate Commercial – No Land Use Amendment required	Wilson Co. R-1	CI, Commercial Interchange

Future Land Use Plan: The City's future land use map identifies the property as interstate commercial. Adjacent future land use classifications are also shown as interstate commercial. The applicant does not wish to nor need to change the future land use designation.

Zoning: Current zoning is Wilson County R-1. The applicant is seeking CI, commercial interchange zoning, which is consistent with the surrounding zoning and the City's future land use plan.

Annexation: The property is located withing the City's urban growth boundary. A plan of services is included.

Plan of Services: A plan of services is included.

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 not 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.*

Summary: The applicant has requested an annexation and rezone of the property at 3971 Beckwith Road. There has been no proposal provided, however, due to the location and proximity of this parcel to the current ongoing development of Golden Bear Place, and other forthcoming commercial developments in this area, the applicant has requested to annex his parcel into the City and rezone it to CI, commercial interchange. This zoning will match the surrounding parcels and is supported by the City's future land use plan.

Recommendation: Staff recommends that the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of services and rezone for 3971 Beckwith Road, subject to the following conditions.

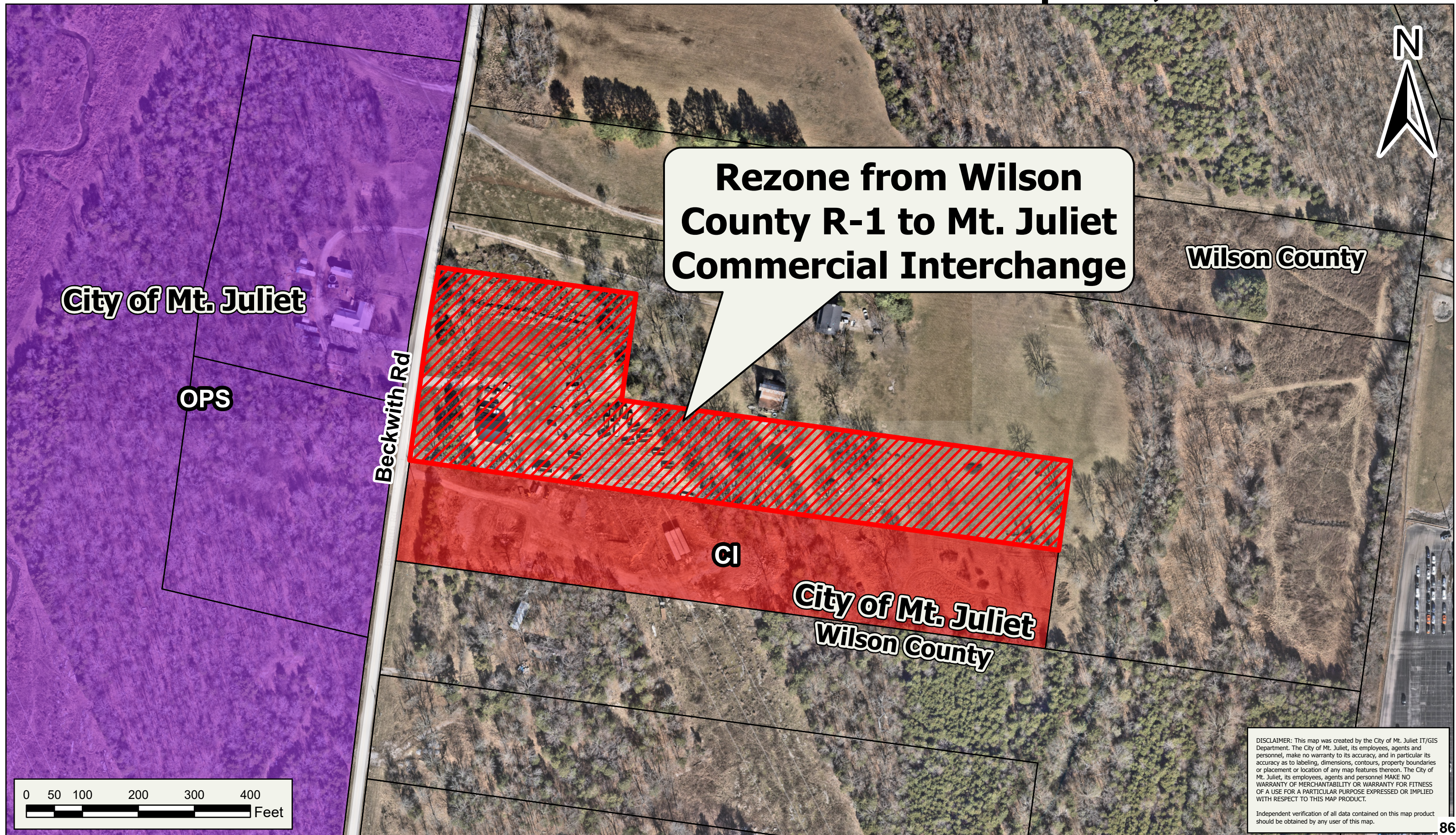
Planning and Zoning:

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with CI zoning.



Exhibit B- Rezone

3971 Beckwith Rd
Map 078, Parcel 021.06





Mt. Juliet, Tennessee

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

Staff Report

File #: 1444
10.A.

Agenda Date: 10/16/2025

Agenda #:

Title:

**Review the Preliminary Master Development Plan Planned Unit Development, including a rezone from RS-40 & CTC to CTC-PUD, for Charlie's Place, located at 2250 N. Mt. Juliet Rd., 49, 51 and 53 W Caldwell St., and 60 3rd Ave.



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Charlie's Place
RZ, PMDP-PUD
Map – 072I
Parcel(s) – 001.01, 002.00, 003.00, 004.00 & 010.00

Request: Lose Design on behalf of their client, Misson Development, is seeking preliminary master development plan/PUD and rezone approval for Charlie's Place, a mixed-use development incorporating parcels on both W. Caldwell and N. Mt. Juliet Rd.

History: This PUD will be incorporating the development previously known as Sellars Station 2, that will now include a residential mixed-use component on the northeastern corner of the property that will include apartments and commercial units. The additional buildings and parcels to be included in this project, were previously approved site plans, under Sellars Station 2, Phases 1 and 2. Phase 1 includes the Christmas Place, and Phase 2, which included the 3 additional retail buildings that currently house Dunkin Donuts, Jeremiah's and additional available suites. These 2 phases will now be incorporated within the requested Charlie's Place PUD.

The total site acreage incorporating the existing parcels in Phase 1 & Phase 2 will now be over 9.00 acres, with the new addition will include 4.86 acres.

Land Use: The future land use plan identifies the area as mix of both neighborhood commercial and town center. The requested rezone to CTC with a PUD overlay is consistent with the future land use and therefore does not require a land use amendment.

Zoning: The base zoning for the existing phases, 1 & 2 are CTC, and the requested zoning for the new parcels to be incorporated is RS-40. It is worth noting that the area included in the rezone request has been within a predominantly residential area, however, as previously noted, this area and corridor is shown as neighborhood commercial, and the rezone is consistent with the future land use plan.

Bulk Standards: The site data table identifies setbacks as 0' front, 10' side and 20' rear. There is a variance requested for the 0' front setback due to the building location being pushed along the roadway, and the parking in the rear of the parcel. The maximum building height is 35' for CTC zoning, however the applicant is requesting a variance for a maximum building height of 64' and/or 5 stories for the multi-use residential area. In accordance with the regulations, buildings in

excess of 35' near the Town Center (downtown area), and buildings located within ½ mile of the existing Music City Star rail station, and zoned commercial, may exceed the 35 feet height limit as contained in table 6-103A as follows:

- A. In no case shall any building exceed a height of 50 feet or four stories, whichever is less; and
- B. This height exemption shall be for office, retail, educational, multi-family and transient habitation (hotel) uses only.

While the proposed buildings meet within the location (Town Center) and mileage (1/2 mile of the music city star), they will still exceed the maximum height allowance of 50 ft and/or four stories and will require the approval of the variance. If a variance is not granted by the Planning Commission and Board of Commissioners, all bulk standards applicable to the CTC district shall be adhered to.

The residential density is requested at 25 units/acre, which is considerably more than the maximum (4.5 upa), therefore a variance is being requested by the applicant. Two mixed-use buildings are being proposed, with a request of 64' and/or 5 stories, that will incorporate 220 residential units and 11,889.50 square feet of commercial space. There will also be one additional commercial building, of 3,150 square feet as well.

The maximum building lot coverage allowed is 50% (4.5 ac). With the existing buildings consisting of 0.48 ac, and the addition of the mixed-use structures (1.16 ac), this will increase the total lot coverage to 18.2% (1.64 acres) which is well below the maximum allowable. The site will also still maintain a maximum impermeable surface ratio (70%/6.3 ac) below at 57%/5.13 acres.

6-104.1 Mixed Use Guidelines: Ten percent (10% min. required) commercial area is required for mixed use development. The plans indicates only 5% for the additional commercial area to be incorporated of which is approximately 15,039.50 sf. Under the regulations, the PUD will require a minimum of 10% for all commercial uses of the total devoted site to be met, and this must be calculated with the combined phases by FMDP. All other requirements of 6-104.1 shall be met. The 10% minimum will be met once the exiting development is combine with this development into one PUD.

5-104 (Zoning) and 4-114 (Subdivision Regulations) Multifamily Guidelines: The applicant is requesting a variance for the minimum playground area of 30,800 sf (100 sf per bedroom requirement) and are requesting a maximum 3,500 sf playground. Proposed amenities include a clubhouse, pool, exterior seating, and a playground area. A 2,000 sf or larger clubhouse and playgrounds (100 sf per bedroom) is required for multi-family development. The plans identify the clubhouse as 2,000 sf as required but call out the variance for the 3,500 sf playground area. The pool is shown at approximately 1,500 sf.

Decorative trash cans and bicycle racks are required in logical locations throughout the development. Although it is not shown on the plans provided, all HVAC shall be roof top mounted and fully screened for horizontal view.

Parking: The parking provided (434 spaces, 375 residential and 60 commercial) is below the required minimum for the residential (375), however there will be adequate and excess parking

provided throughout the PUD development. The dimensions of all spaces and drive aisles shall comply with code requirements. Wheel stops shall not be used. Bicycle parking will be required, per code, at site plan/final master development plan submittal.

Street and Pedestrian Connectivity: Access is via N. Mt. Juliet Rd. and, also along W. Caldwell. A complete internal sidewalk network is provided, with connections throughout the development for connectivity to both W. Caldwell and N. Mt. Juliet Rd.

Landscaping: Landscape plans will be submitted and reviewed at site plan/final master development plan submittal, should this preliminary master development plan be approved. Staff requests that as many trees as possible be saved on site.

Waivers/Variances: The applicant is requesting the following variances.

1. Max Building height at 64' and/or 5 stories. STAFF SUPPORTS. The current maximum height allowed within the downtown/music city star corridor is currently 55', however there is pending legislation regarding increasing the overall height restrictions.
2. Front Setback – 0'. The required setback for this zoning is 30' in the front, of which will face and front on W. Caldwell. The intent is to push the front of the buildings to the property line and have all parking placed in the rear of the buildings in a centralized location for the entire PUD. This also will enhance the streetscape. STAFF SUPPORTS.
3. Density- 25 units/acre. STAFF SUPPORTS due to the location within the downtown core/Music City Station corridor.
4. Parking - 375 spaces provided, 434 required. STAFF SUPPORTS. Due to the inclusion of the additional parcels, there will be adequate shared and overflow parking.
5. The buildings will not be 100% masonry. The request is for 60% masonry and 40% secondary materials. STAFF SUPPORTS, but the specific type of secondary and location must be provided with site plan/final master development plan submittal.
6. Playground area to be 3,500 sf. STAFF SUPPORTS due to the excessive playground square footage requirement of 100 sf per bedroom which would be approximately 30,800 sf. The development is providing additional amenities, in way of a large clubhouse and pool area.

Summary: The rezone request to CTC with a PUD overlay is consistent with the future land use and the desire to promote a more walkable downtown district. This also is a nice example of transit-oriented development given the proximity to the train station. This development will incorporate the previously approved Sellars Station Phase 1 and 2 parcels into a single PUD, so this will be a true mixed-use project.

Recommendation: Staff recommends forwarding this rezone and preliminary master development plan PUD request to the Board of Commissioners with a positive recommendation, subject to the following conditions:

Planning and Zoning:

1. Mixed Use, Multi-Family and Commercial Design Standards shall be met, unless waivers/variances are granted.
2. All brick shall be clay, baked and individually laid.
3. All stone shall be individually laid.
4. Preserve as many existing trees as possible on the site.

5. Provide the address on the cover sheet.
6. Decorative trash cans and bicycle racks are required in logical locations throughout the PUD.
7. Dumpster enclosures shall meet the City's requirements, including a brick/stone enclosure to match the building, decorative metal gates and a pedestrian door.
8. Preserve all perimeter trees to utilize for buffers, supplemental plantings may be utilized.
9. Gas grilling areas shall be set in a stone base, benches, trash receptacles, bike rack and other required amenities for the apartments shall be identified on the FMDP and shall comply with codes.
10. All landscaping throughout the development shall be irrigated.
11. The proposed roof mounted HVAC equipment shall be screened from horizontal view via a parapet wall, per code.
12. All wall mounted mechanical and/or utility equipment shall be screened from horizontal view via a masonry wall.
13. All signposts, poles and bollards shall be powder coated black, channel posts are not permitted.
14. All parking lot and building mounted exterior lighting fixtures shall be decorative.
15. Provide extra/additional parking lot lighting throughout the development.
16. 7' wide sidewalks shall be provided along parking areas to accommodate vehicle overhang.
17. Wheel stops are not permitted.
18. Staff recommends considering a design update more conducive to the overall vintage feel of the existing buildings within the Sellars development located on both sides of N. Mt. Juliet Rd. and also inclusive of the downtown district.
19. Provide the location/area of the mail kiosk at site plan/final master development plan submittal.
20. Provide evidence from RJ Corman that indicates they are ok with using the railroad r-o-w for improvements.
21. Provide a sidewalk connection to 3rd Avenue.

Engineering:

1. The following variances are requested as part of the PMDP:
 - a. [Zoning 9-103.2] Request to reduce the required parking by 15% - **SUPPORTED** based on the shared parking analysis. No parking may be reserved for a single land use.
2. W. Caldwell Street shall be widened to at least 24' between N. Mt. Juliet Road and Third Avenue.
 - a. On-street parking may be constructed along the frontage. Spaces shall be 8' wide and 22' long, excluding the width of the gutter. The sidewalk adjacent to the spaces shall be 7' wide.
3. A sidewalk shall be constructed from the site frontage to N. Mt. Juliet Road. The crosswalk may cross to the north side of W. Caldwell St, however a RRFB is required for the midblock crossing.
4. A traffic signal is required at the intersection of N. Mt. Juliet Road and W. Caldwell St/E. Caldwell St. to provide safe egress from this development. This signal shall be installed and operation at the first CO.

- a. This signal requires split phasing on the minor approaches due to the offset between approaches.
 - b. The signal shall be preempted for both the railroad crossing and MJFD vehicles.
 - c. A coordination and time of day plan shall be prepared and implemented for all signals between Curd Road and Old Lebanon Dirt Road prior to activating the new signal.
 - d. The existing southbound queues on N. Mt. Juliet Road back through the intersection. An additional signal is expected to exacerbate the queues.
 - e. Installation of the signal is subject to TDOT approval.
5. An eastbound left-turn lane shall be installed on W. Division St at Fourth Avenue. This turn lane shall include at least 50' of storage and appropriate tapers.
6. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
7. ADA parking shall be provided for all buildings. A total of 8 ADA spaces are required, with each building requiring at least one van accessible space.
8. The crosswalk between building and the eastern sidewalk shall align with the sidewalk along the south face of the buildings.
9. Sidewalks adjacent to parking shall be at least 7' wide.
10. The driveways shall match the City's standard detail for non-residential driveways.
11. All pedestrian facilities shall be ADA compliant.
12. Sidewalks are required along the Third Ave frontage.
13. Provide written confirmation from RJ Corman that parking and stormwater runoff is allowed to encroach on the railroad ROW before project is presented before the BOC.
14. Grinder systems or on-site step systems will not be allowed for this development.
15. 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.
16. All sewer main (minus laterals) shall be public and within a 20'(minimum) easement.
17. A macerator will be required for this development.
18. Onsite sewer routing has been established. The developer will continue to coordinate with staff to adjust the sewer service for the homes on W Caldwell Street.
19. Pool shall drain into the stormwater system.
20. Stormwater Coordinator: Building and dumpster pad proposed locations are currently occupied by a pond and water quality unit that have an active long-term maintenance agreement in place. The developer shall adjust the maintenance agreement as changes to existing infrastructure are made.

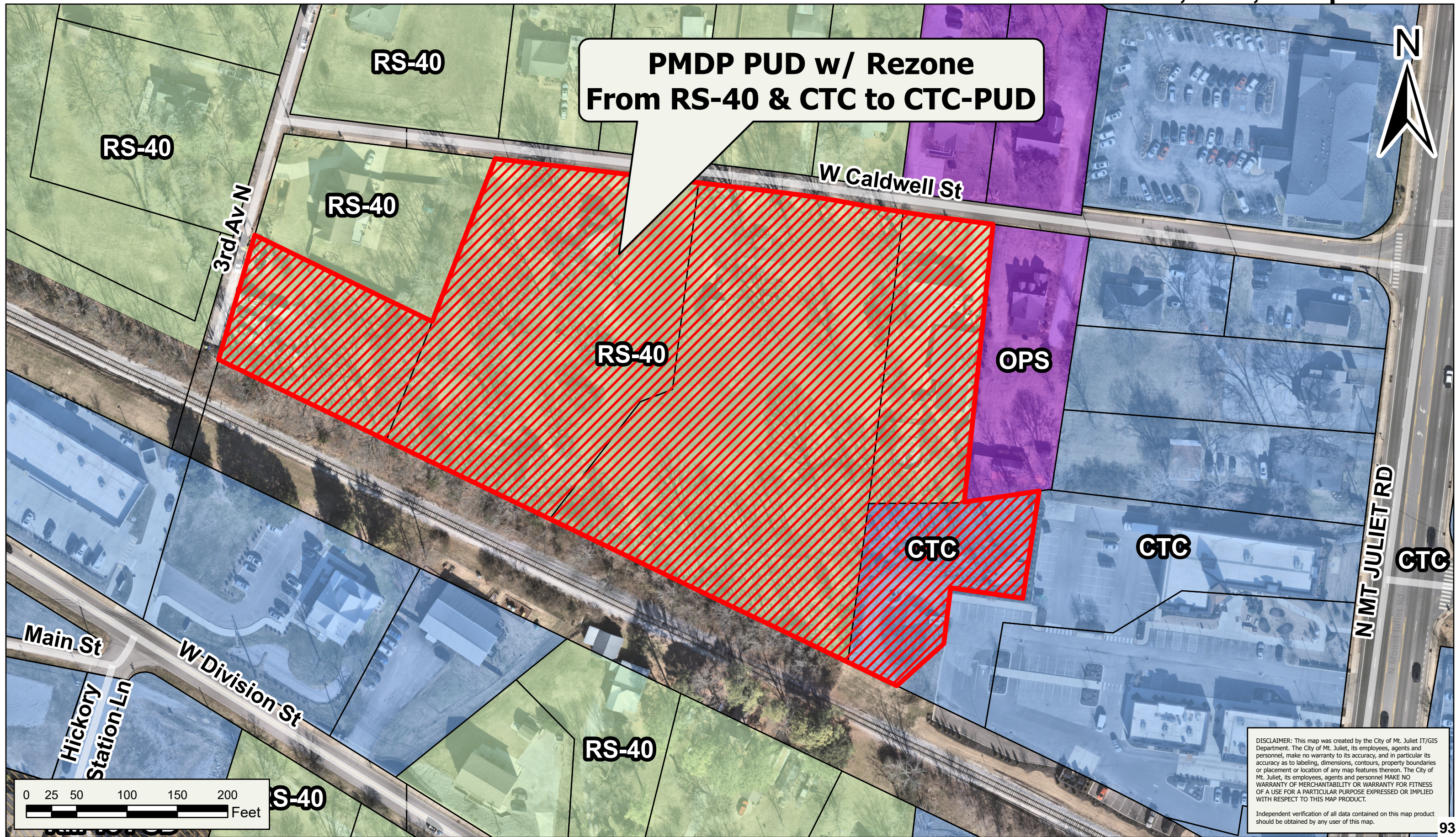
WWUD:

1. There are no water lines shown.



Exhibit B- PMDP PUD w/ Rezone

Charlie's Place
Map 072I, Group B, Parcels 1.01, 2.00,
3.00, 4.00, and p/o 10.00





Mt. Juliet, Tennessee

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

Staff Report

File #: 1174
11.A.

Agenda Date: 10/16/2025

Agenda #:

Title:

**Review the Annexation, including a Plan of Services, for Courtyards at McFarland, Located at 5025 Old Lebanon Dirt Rd.



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Courtyards at McFarland
PMDP-PUD, Rezone, Annexation
Map - 077
Parcel(s) – 001.00 & 001.03

Request: Ragan Smith, on behalf of their client, Epcon Communities, is seeking an Annexation, Plan of Services, Rezone and a Preliminary Master Development PUD approval for a commercial mixed-use development, the Courtyards at McFarland. This proposal includes an age-restricted residential component along with commercial uses. The site is located at 5025 Old Lebanon Dirt Rd. This is in District 3, which is represented by Commissioner Scott Hefner.

History/Overview: The subject property consists of approximately 39.34 acres on the north side of Old Lebanon Dirt Road, east of N. Mt. Juliet Road. The property is currently in Wilson County and is zoned R-1. The base zoning requested for the entire site is CMU. There is a cemetery, on its own parcel (77 01.03), included as part of this annexation and rezone. The applicant has submitted another version of this plan, for residential use only, but a land use amendment, required for RM zoning, was not approved by the Board of Commissioners.

The proposed density for the residential portion of the site is 3.35 units per acre and a total residential unit count of 124 units. This includes 8 front-loaded single-family homes, 37 alley loaded single family homes, and 79 alley loaded townhomes. Approximately 9.25 acres of the PUD is devoted to commercial use, exceeding the minimum for mixed use PUDs (25%). Commercial square footage is not notated on the plans but based on the parking calculation ratio and number of spaces provide it is at 41,000sf.

The City's land use plan currently identifies the property as mixed use and the future land use plan aligns with the CMU-PUD request, so therefore no land use amendment is required. A summary of the request is provided below:

REQUEST	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
<i>PMDP-PUD, Rezone, Annexation & POS</i>	<i>Mixed Use</i>	<i>N/A</i>	<i>Wilson County R-1</i>	<i>CMU-PUD Commercial Mixed Use Planned Unit Development</i>

Future Land Use: There is no change required as the current land use is mixed use.

Zoning: The zoning is R-1 in Wilson County. The applicant is seeking CMU-PUD, commercial mixed use, with a PUD overlay, for the entire development area.

Annexation/Urban Growth Boundary: The subject property is within 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 agrees with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

- 1. is 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:

Overview: The development timeline shows phase 1 construction to begin in August 2026, with anticipated completion by March 2028. This development is proposed for 39.34 acres. There will be 2.34 acres for ROW dedication for the future road widening, 9.26 acres of commercial, 0.50 acres of cemetery and 10 acres of open space. The site is located on the east side of Old Lebanon Dirt Road and is presently undeveloped farm land.

The proposal includes one parcel, of which is to include 125 proposed residential units, consisting of 45 single family residential units, and 79 townhome units. This parcel is also proposed to include several commercial buildings, to be general retail and including 41,000sf . The commercial portion of this development includes 9.26 acres (25% of the total area of the project) shown as general retail.

5-103, 6-103 & 6-104, Bulk Standards: The total number of residential units is 125. The overall residential density is 3.37 units per acre (125 units / 37acres), with an estimated population at buildout of 215. The minimum lot area is 2,976 sf for townhomes and 5,400 sf single family. A bulk standard waiver of 5.103A is sought to reduce the minimum lot area, lot width and yard requirements for the single family and townhomes. A summary of the proposed residential uses:

Front loaded single family: 9 units
Alley loaded single family: 37 units
Alley loaded townhomes: 79 units

Total unit count: 125 units

Required Setbacks per CMU standards:

Front: 30'

Side: 10'

Rear: 20'

Proposed Setbacks for CMU:

Front loaded Single family:

Front: 30'

Side: 5'

Rear: 17'

Alley loaded Single family:

Front: 10'

Side: 5'

Rear: 17'

Alley loaded Townhomes:

Front: 10'

*Side: 0'

Rear: 5'

Building Separation: 20'

Commercial Parcel:

Front: 30'

Side: 10'

Rear: 20'

The specific uses for the commercial portion of the development are only identified as general retail at this time. The plans show seven buildings. The overall gross square footage of commercial space is not provided, staff has calculated this to be approximately 41,000sf, based on parking calculations provided. Other details pertaining to the bulk regulations will be revealed at FMDP/site plan submittal where full compliance, excepting any waivers granted, will be required.

Open Space/Amenities: The applicant has shown 10.00 acres (27%) of open space in the PUD. The scope of open space improvements are shown as passive public parkland with a walking trail, and an HOA maintained cemetery. The amenities as shown are to include a private amenity center, pickle ball court, pool and a pavilion with a walking path around the eastern portion of the property.

Pedestrian/Vehicle Connections: Vehicular connections are provided via four access points along Old Lebanon Dirt Road and one to OLDR. There is no notation as to how these access points will line up with the McFarland Farms project to the immediate south of this property. Pedestrian connections are shown on this PMDP and further refinement will occur at FMDP plan review. A sidewalk connection to the commercial portion is shown on southwest portion of the parcel. Vehicular access to the commercial area, from the residential, and vice versa is accommodated.

Bicycle parking will be required per code requirements. Wheel stops are not shown and are not permitted. Further parking review and refinement will occur upon subsequent submittals.

5-104.1 and 4-114 Development Standards for Multi-Family Development: Approximately 27% of the site is devoted to open space (10 acres). Improvements are to include a minimum 2,000 sf clubhouse, pickleball courts, minimum 800 sf pool, and walking paths. Staff requests that the retention pond and existing cemetery be removed from the list of improved opens space items. At least 10% improved open space shall be maintained. The cemetery is included in the PUD and will be maintained by the HOA.

6-104 Mixed Use Regulations: Commercial uses total 9.25 acres (25% of the site) in several buildings within the PUD. The use listed is general retail and the total square footage proposed is 41,000sf. The parking was calculated using the 1/250 ratio for general retail uses.

6-103.7 Commercial Design Regulations and 5-104.1 Multifamily Design Regulations: As this is a preliminary master development plan, full color elevations, with façade materials and percentages specified, will be reviewed at site plan/FMDP submittal. This PMDP includes conceptual rendering of the proposed structures. Waivers from commercial and residential design guidelines are requested with this PMDP and detailed below. Excepting any waivers granted, all requirements of these sections shall be met. Brick shall be clay, baked and individually laid. Stone shall be individually laid.

Landscaping: The site will require landscape buffers. Enhanced landscape has been request along E. Division and Old Lebanon Dirt Road. Notes provided indicate buffers will be in open space and be the responsibility of the HOA. Notes are provided which indicate as many trees as possible will be saved, and a tree preservation plan will be required if any existing vegetation is to count towards required plant material. A full landscape plan will be required at FMDP/site plan submittal and reviewed for code compliance at that time. Staff requests a landscape screening buffer behind units 121-125 to buffer against the adjacent commercial uses.

Other: All wet retention ponds shall include lighted fountains and include enhanced landscaping. The mail kiosk notes show it will be covered and lit. Notes and details indicate fencing will be low maintenance and decorative and will be the responsibility of the HOA. Site lighting will be reviewed at site plan/FMDP submittal. Staff requests additional details, such as bike rack, decorative trash receptacles, and dumpster location for the amenity center to be provided at site plan/FMDP submittal.

Variances/Waivers -The following waivers are requested:

1. Waiver - 5.103A – Bulk regulations for RM 8 zoning (residential component of the mixed use development). A waiver is requested to reduce the minimum lot area, lot width and yard requirements for the residential homes and townhomes within the development to those shown on the site data table. The commercial portion shall comply with CMU zoning regulations. The request is due to the shared side courtyards of the home, the inclusion of townhomes, pedestrian friendly streetscape and reduced driveway lengths to not allow parking.

a. Minimum lot area requirement: 10,000 sf.

Minimum lot area provided- Townhomes 2,976 sf, Single Family 5,400 sf with average lot area of entire development at 4,547 sf.

PLANNING & ZONING STAFF SUPPORTS DUE TO AGE RESTRICTED DEVELOPMENT.

b. Minimum lot width required : 100'

Minimum lot width provided: Townhomes, 32' and Single Family 53' at building setback.

PLANNING & ZONING STAFF SUPPORTS DUE TO AGE RESTRICTED DEVELOPMENT.

c. Minimum setbacks for CMU (residential portion): 30' Front, 10' Side and 20' Rear

Minimum setbacks provided:

Front loaded single family- 30' front, 5' side, 17' rear

Alley loaded single family- 10' front, 5' side, 17' rear

Alley loaded townhomes- 10' front, 0' side, 5 rear with 20' building separation.

PLANNING & ZONING STAFF SUPPORTS

2. Waiver – requested to the standard roadway cross sections outlines in the subdivision regulations roadway dimensions

1. Public road “C” (5' walk, 5' grass strip, 2.5' curb and gutter, 12' lanes, 0.5' clear behind walk within r-o-w, 50' ROW)
2. Public road “B” (5' walk, 8' parallel parking zone or 5.5' grass strip with 2.5' curb and gutter at islands, 12" lanes, 50' ROW, 0.5' clear behind walk within r-o-w)
3. Private alleys (0.5' post curb, 11' lanes)
4. Private one way drives (0.5' post curb, 8' parking zone, 15' lane, 6.5' sidewalk on one side with 7' walking surface inclusive of curb)

PUBLIC WORKS TO DECIDE

3. Waiver – requested to the residential supplemental regulations on architecture for all residential facades and the clubhouse. Minimum of 65% would be required to be brick/stone and up to 35% per side may be hardie/fiber cement, stucco or other cementitious material for the residential structures. A minimum of 75% brick/stone would be required on the clubhouse with up to 25% hardie/fiber cement, stucco or other cementitious material. PLANNING AND ZONING STAFF SUPPORTS, FOR THE RESIDENTIAL AREAS ONLY, PROVIDED THE FOLLOWING:

- a) No two house plans and elevations shall be situated and built next to one another,
- b) No two house plans and elevations shall be situated and built across the street from one another.
- c) High visibility lots shall have 100% brick/stone.
- d) High visibility lots shall not have blank end facing the street side and shall
- e) include architectural features such as optional window packages and or fireplaces.
- f) The use of vinyl shall be prohibited.
- g) Two garage doors shall be provided with a 2' brick column to separate. Garage
- h) doors shall be carriage style.
- i) Identify secondary material.

4. Waiver – 5-104.4 – Garage doors separate by a masonry column for single family residential.

PLANNING & ZONING STAFF SUPPORTS

5. Waiver – To allow private streets.

PUBLIC WORKS TO DECIDE

Summary: The applicant has modified previous iterations of this plan to now be a commercial/age-restricted residential mixed-use project. This development will add approximately 41,000sf of commercial space, and 125 age restricted residential units (estimated population of 215) to sit between E. Division Street and Old Lebanon Dirt Road, east of N. Mt. Juliet Road. This property is in the urban growth boundary. The proposed rezone agrees with the recommendations in the City's future land use plan. The waivers and variances listed above are subject to Planning Commission and Board of Commissioners approval.

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the Board of Commissioners for the annexation, plan of services, rezone and preliminary master development plan for the Courtyard at McFarland Mixed Use PUD on Old Lebanon Dirt Road, with the following conditions:

Planning and Zoning:

1. Provide a phasing plan.
2. Commercial structures shall adhere to the design guidelines found in 6-103.7.
3. All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers and variances approved by the Board of Commissioners.
4. All bulk standards 5-103A and 6.103A shall be adhered to excepting any waivers granted by the Board of Commissioners.
5. The 5-104.7 multi-family residential zoning regulations shall be adhered to, excepting any waivers and variances approved by the Board of Commissioners.
6. All requirements of 6-103A shall be adhered to, excepting any waivers and variances approved by the Board of Commissioners.
7. Screen residential HVAC units with landscaping or masonry. Specify this and verify the location of such equipment on the FMDP submittal.
8. All building mounted exterior lighting fixtures, shall be decorative, provide details at FMDP submittal.
9. Paint exterior wall mounted utility and meter equipment to match the façade it is attached to.
10. Mail retrieval areas shall not count towards improved open space.
11. Brick shall be clay, baked and individually laid.
12. Stone shall be individually laid.
13. Rooftop utility equipment shall be screened entirely from horizontal view via parapet walls.
14. Provide decorative street lighting throughout, also provide street light details at FMDP submittal. The maintenance and operating cost shall be the responsibility of the HOA.
15. Ensure light bleed from the amenity center and commercial area do not negatively impact the residential lots nearby. A photometric plan shall be required at FMDP submittal.
16. Mail kiosks shall be covered and well lit and include designated parking.

17. All amenities shall be completed by issuance of the 75th certificate of occupancy.
18. Provide farm style fencing along both the Old Lebanon Dirt Road, and East Division property lines to enhance the street scape. Fencing shall be decorative and constructed of low maintenance materials.
19. Provide enhanced landscaping around all detention/retention areas.
20. Provide a lighted fountain in any wet pond.
21. Street facing, single family detached, garage doors shall be separated by a 24" bricked column and shall be carriage style (or decorative in nature).
22. Signage to be reviewed via separate application to the Planning Department.
23. Preserve as many trees as possible, especially around perimeter. Provide a tree preservation plan with FMDP submittal.
24. Existing trees can be utilized for perimeter buffer, should a tree survey be prepared and the material meet code requirements.
25. Parking for commercial uses shall be determined when users are identified.
26. Provide decorative low maintenance fencing and enhanced landscaping around the perimeter of the cemetery. Provide details at FMDP submittal.
27. A complete landscape plan will be required at FMDP submittal.
28. Provide formalized location of trail routing at FMDP submittal.
29. Provide formalized elevations to include all materials and percentages at FMDP.
30. Please provide information within the deeds and covenants, keeping this development age restricted in perpetuity.
31. Provide a landscape buffer where residential units are adjacent to the commercial use area.

Engineering:

1. The following variances or waivers are being requested:
 - [Sub. 4-103.3] to allow private streets: SUPPORTED
 - [Sub. 4-104.405] to allow stubbing an access street to an adjacent property: SUPPORTED
 - [Zoning 5-104.4 (10)] to allow front loading lots on an access street: SUPPORTED only on one side of the street. The current plan shows two additional lots on the other side of the street to be accessed by the alley or private drive.
 - [ST-121] Waiver to allow the proposed 55' right-of-way cross section on Road B: SUPPORTED.
 - [Zoning 9-104.3] to reduce the drive aisle width from 15' to 12' adjacent to parallel parking: SUPPORTED.
2. If wet ponds are used, aeration shall be provided.
3. 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.
4. All sewer shall be public (minus laterals) and be within a 20' (minimum) easement.
5. Determination if public sewer allowance in an alley will be determined with FMDP submittal.
6. No onsite grinder systems or step systems will be allowed for this development.
7. In lieu of the required sidewalk within the Division Street ROW, staff requests a 10' private trail within an access easement on the HOA open space along the site.

8. Traffic calming devices shall be installed on Road A. The type of devices and location shall be determined at FMDP. All traffic calming devices must comply with ITE guidance.
9. The developer has agreed to provide a 50' ROW dedication to the City for the City's widening project of East Division Street.
10. Road A shall be a public street and not gated.
11. The developer has agreed to designate the open space just south of the ROW dedication on East Division Street as a PUDA and slope easement in preparation for the City's project of the widening of East Division Street. Continued coordination shall take place as the City project progresses.
12. E. Division Street shall be improved to include a 12-foot-wide eastbound travel lane and a 4' paved shoulder (full depth asphalt section) with a 4:1 or flatter backslope along the project frontage. In addition, E. Division Street shall be resurfaced along the project frontage. The following considerations shall be included in the improvement:
 - The City will have to annex E. Division Street between Clemmons Road and Old Lebanon Dirt Road for this improvement to be made. The development team shall notify the Director of Engineering approximately 120 days prior to mobilization to start the annexation process.
 - This improvement shall be made before the signing of the first final plat.
 - The backslope shall be free of any fixed object that is not crash rated.
13. A left-turn lane with at least 50' of storage and adequate taper shall be installed on E. Division Street at the project entrance. This improvement shall be made prior to the signing of the first final plat.
14. Any utilities relocated during this development shall be relocated to a location compliant with the City's E. Division Street widening project at the developer's expense.
15. Choke points or bulb outs shall be provided on the one-way roads between the buildings to provide traffic calming as shown on the plans.
16. The one-way streets shall include curb and gutter on one side with post curb on the other. The road shall slope down to the gutter at a slope on 2%. The sidewalk on the one-way streets shall be 7' wide (inclusive of curb width) to allow continuous pedestrian access with vehicle intrusions such as open doors.
17. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
18. A letter from West Wilson Utility District with their approval of the project shall be provided to Engineering prior to the issuance of the Land Disturbance Permit.
19. All alleys and one-way streets will be private.
20. No parking shall be provided on the alleys.
21. Sidewalks abutting parking shall be at least 7' wide (inclusive of curb width).
22. All pedestrian facilities shall comply with ADA and PROWAG standards.
23. Adequate sight distance shall be provided at all intersections. Sight distance profiles shall be provided at FMDP.
24. The centerline of Road A and Road C shall align with the centerline of the McFarland Farms entrances across Old Lebanon Dirt Road.
25. All parking lots shall meet or exceed the dimensions provided in Article IX of the Zoning Ordinances.
26. EPSC measures shall not be installed in the buffer.

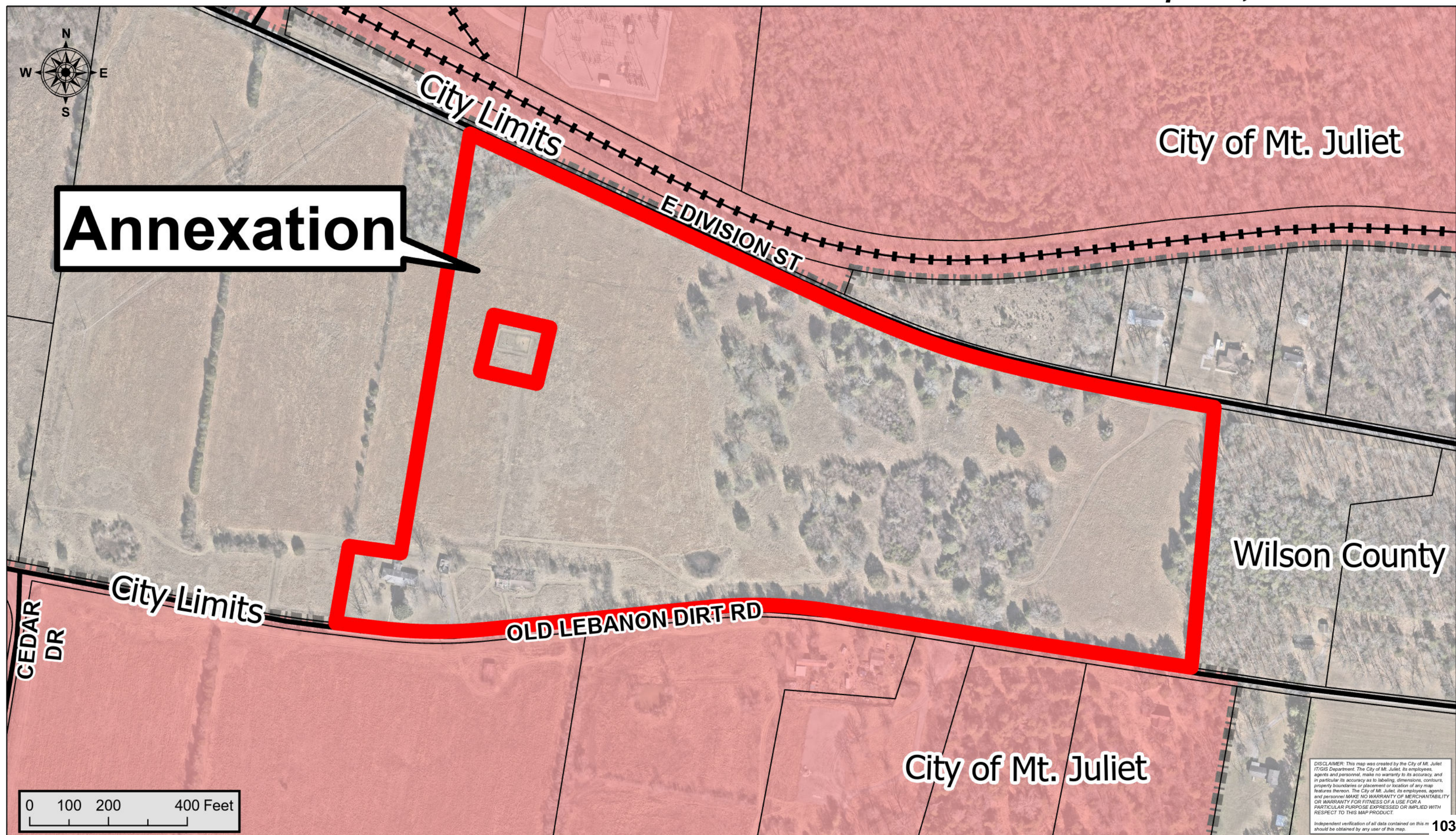
WWUD:

1. The water lines shown are not WWUD's design.
2. Roadway improvements shown will require water line relocations.



Exhibit B - Annexation

Courtyard At McFarland
5025 Old Lebanon Dirt Road
Map 077, Parcel 001.00



RESOLUTION - 2025

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE COURTYARDS AT MCFARLAND PROPERTY, LOCATED AT 5025 OLD LEBANON DIRT ROAD MAP 077 PARCELS 001.00, 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 Courtyards at McFarland located at 5025 Old Lebanon Dirt Road, 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 PROPERTY LOCATED AT 5025 OLD LEBANON DIRT ROAD, 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.
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.

RESOLUTION - 2025

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.

I. Planning:

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: CMU-PUD

RESOLUTION - 2025

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. Lockett, MMC
City Recorder

APPROVED AS TO FORM:

Kenny Martin, City Manager

Samantha Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1175
11.B.

Agenda Date: 10/16/2025

Agenda #:

Title:

**Review the Preliminary Master Development Plan PUD with a rezone from R-1 to RM-8 PUD & RS-40 PUD for Courtyards at McFarland, Located at 5025 Old Lebanon Dirt Rd.



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Courtyards at McFarland
PMDP-PUD, Rezone, Annexation
Map - 077
Parcel(s) – 001.00 & 001.03

Request: Ragan Smith, on behalf of their client, Epcon Communities, is seeking an Annexation, Plan of Services, Rezone and a Preliminary Master Development PUD approval for a commercial mixed-use development, the Courtyards at McFarland. This proposal includes an age-restricted residential component along with commercial uses. The site is located at 5025 Old Lebanon Dirt Rd. This is in District 3, which is represented by Commissioner Scott Hefner.

History/Overview: The subject property consists of approximately 39.34 acres on the north side of Old Lebanon Dirt Road, east of N. Mt. Juliet Road. The property is currently in Wilson County and is zoned R-1. The base zoning requested for the entire site is CMU. There is a cemetery, on its own parcel (77 01.03), included as part of this annexation and rezone. The applicant has submitted another version of this plan, for residential use only, but a land use amendment, required for RM zoning, was not approved by the Board of Commissioners.

The proposed density for the residential portion of the site is 3.35 units per acre and a total residential unit count of 124 units. This includes 8 front-loaded single-family homes, 37 alley loaded single family homes, and 79 alley loaded townhomes. Approximately 9.25 acres of the PUD is devoted to commercial use, exceeding the minimum for mixed use PUDs (25%). Commercial square footage is not notated on the plans but based on the parking calculation ratio and number of spaces provide it is at 41,000sf.

The City's land use plan currently identifies the property as mixed use and the future land use plan aligns with the CMU-PUD request, so therefore no land use amendment is required. A summary of the request is provided below:

REQUEST	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
<i>PMDP-PUD, Rezone, Annexation & POS</i>	<i>Mixed Use</i>	<i>N/A</i>	<i>Wilson County R-1</i>	<i>CMU-PUD Commercial Mixed Use Planned Unit Development</i>

Future Land Use: There is no change required as the current land use is mixed use.

Zoning: The zoning is R-1 in Wilson County. The applicant is seeking CMU-PUD, commercial mixed use, with a PUD overlay, for the entire development area.

Annexation/Urban Growth Boundary: The subject property is within 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 agrees with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

- 1. is 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:

Overview: The development timeline shows phase 1 construction to begin in August 2026, with anticipated completion by March 2028. This development is proposed for 39.34 acres. There will be 2.34 acres for ROW dedication for the future road widening, 9.26 acres of commercial, 0.50 acres of cemetery and 10 acres of open space. The site is located on the east side of Old Lebanon Dirt Road and is presently undeveloped farm land.

The proposal includes one parcel, of which is to include 125 proposed residential units, consisting of 45 single family residential units, and 79 townhome units. This parcel is also proposed to include several commercial buildings, to be general retail and including 41,000sf . The commercial portion of this development includes 9.26 acres (25% of the total area of the project) shown as general retail.

5-103, 6-103 & 6-104, Bulk Standards: The total number of residential units is 125. The overall residential density is 3.37 units per acre (125 units / 37acres), with an estimated population at buildout of 215. The minimum lot area is 2,976 sf for townhomes and 5,400 sf single family. A bulk standard waiver of 5.103A is sought to reduce the minimum lot area, lot width and yard requirements for the single family and townhomes. A summary of the proposed residential uses:

Front loaded single family: 9 units
Alley loaded single family: 37 units
Alley loaded townhomes: 79 units

Total unit count: 125 units

Required Setbacks per CMU standards:

Front: 30'

Side: 10'

Rear: 20'

Proposed Setbacks for CMU:

Front loaded Single family:

Front: 30'

Side: 5'

Rear: 17'

Alley loaded Single family:

Front: 10'

Side: 5'

Rear: 17'

Alley loaded Townhomes:

Front: 10'

*Side: 0'

Rear: 5'

Building Separation: 20'

Commercial Parcel:

Front: 30'

Side: 10'

Rear: 20'

The specific uses for the commercial portion of the development are only identified as general retail at this time. The plans show seven buildings. The overall gross square footage of commercial space is not provided, staff has calculated this to be approximately 41,000sf, based on parking calculations provided. Other details pertaining to the bulk regulations will be revealed at FMDP/site plan submittal where full compliance, excepting any waivers granted, will be required.

Open Space/Amenities: The applicant has shown 10.00 acres (27%) of open space in the PUD. The scope of open space improvements are shown as passive public parkland with a walking trail, and an HOA maintained cemetery. The amenities as shown are to include a private amenity center, pickle ball court, pool and a pavilion with a walking path around the eastern portion of the property.

Pedestrian/Vehicle Connections: Vehicular connections are provided via four access points along Old Lebanon Dirt Road and one to OLDR. There is no notation as to how these access points will line up with the McFarland Farms project to the immediate south of this property. Pedestrian connections are shown on this PMDP and further refinement will occur at FMDP plan review. A sidewalk connection to the commercial portion is shown on southwest portion of the parcel. Vehicular access to the commercial area, from the residential, and vice versa is accommodated.

Bicycle parking will be required per code requirements. Wheel stops are not shown and are not permitted. Further parking review and refinement will occur upon subsequent submittals.

5-104.1 and 4-114 Development Standards for Multi-Family Development: Approximately 27% of the site is devoted to open space (10 acres). Improvements are to include a minimum 2,000 sf clubhouse, pickleball courts, minimum 800 sf pool, and walking paths. Staff requests that the retention pond and existing cemetery be removed from the list of improved opens space items. At least 10% improved open space shall be maintained. The cemetery is included in the PUD and will be maintained by the HOA.

6-104 Mixed Use Regulations: Commercial uses total 9.25 acres (25% of the site) in several buildings within the PUD. The use listed is general retail and the total square footage proposed is 41,000sf. The parking was calculated using the 1/250 ratio for general retail uses.

6-103.7 Commercial Design Regulations and 5-104.1 Multifamily Design Regulations: As this is a preliminary master development plan, full color elevations, with façade materials and percentages specified, will be reviewed at site plan/FMDP submittal. This PMDP includes conceptual rendering of the proposed structures. Waivers from commercial and residential design guidelines are requested with this PMDP and detailed below. Excepting any waivers granted, all requirements of these sections shall be met. Brick shall be clay, baked and individually laid. Stone shall be individually laid.

Landscaping: The site will require landscape buffers. Enhanced landscape has been request along E. Division and Old Lebanon Dirt Road. Notes provided indicate buffers will be in open space and be the responsibility of the HOA. Notes are provided which indicate as many trees as possible will be saved, and a tree preservation plan will be required if any existing vegetation is to count towards required plant material. A full landscape plan will be required at FMDP/site plan submittal and reviewed for code compliance at that time. Staff requests a landscape screening buffer behind units 121-125 to buffer against the adjacent commercial uses.

Other: All wet retention ponds shall include lighted fountains and include enhanced landscaping. The mail kiosk notes show it will be covered and lit. Notes and details indicate fencing will be low maintenance and decorative and will be the responsibility of the HOA. Site lighting will be reviewed at site plan/FMDP submittal. Staff requests additional details, such as bike rack, decorative trash receptacles, and dumpster location for the amenity center to be provided at site plan/FMDP submittal.

Variances/Waivers -The following waivers are requested:

1. Waiver - 5.103A – Bulk regulations for RM 8 zoning (residential component of the mixed use development). A waiver is requested to reduce the minimum lot area, lot width and yard requirements for the residential homes and townhomes within the development to those shown on the site data table. The commercial portion shall comply with CMU zoning regulations. The request is due to the shared side courtyards of the home, the inclusion of townhomes, pedestrian friendly streetscape and reduced driveway lengths to not allow parking.

a. Minimum lot area requirement: 10,000 sf.

Minimum lot area provided- Townhomes 2,976 sf, Single Family 5,400 sf with average lot area of entire development at 4,547 sf.

PLANNING & ZONING STAFF SUPPORTS DUE TO AGE RESTRICTED DEVELOPMENT.

b. Minimum lot width required : 100'

Minimum lot width provided: Townhomes, 32' and Single Family 53' at building setback.

PLANNING & ZONING STAFF SUPPORTS DUE TO AGE RESTRICTED DEVELOPMENT.

c. Minimum setbacks for CMU (residential portion): 30' Front, 10' Side and 20' Rear

Minimum setbacks provided:

Front loaded single family- 30' front, 5' side, 17' rear

Alley loaded single family- 10' front, 5' side, 17' rear

Alley loaded townhomes- 10' front, 0' side, 5 rear with 20' building separation.

PLANNING & ZONING STAFF SUPPORTS

2. Waiver – requested to the standard roadway cross sections outlines in the subdivision regulations roadway dimensions

1. Public road “C” (5' walk, 5' grass strip, 2.5' curb and gutter, 12' lanes, 0.5' clear behind walk within r-o-w, 50' ROW)
2. Public road “B” (5' walk, 8' parallel parking zone or 5.5' grass strip with 2.5' curb and gutter at islands, 12" lanes, 50' ROW, 0.5' clear behind walk within r-o-w)
3. Private alleys (0.5' post curb, 11' lanes)
4. Private one way drives (0.5' post curb, 8' parking zone, 15' lane, 6.5' sidewalk on one side with 7' walking surface inclusive of curb)

PUBLIC WORKS TO DECIDE

3. Waiver – requested to the residential supplemental regulations on architecture for all residential facades and the clubhouse. Minimum of 65% would be required to be brick/stone and up to 35% per side may be hardie/fiber cement, stucco or other cementitious material for the residential structures. A minimum of 75% brick/stone would be required on the clubhouse with up to 25% hardie/fiber cement, stucco or other cementitious material. PLANNING AND ZONING STAFF SUPPORTS, FOR THE RESIDENTIAL AREAS ONLY, PROVIDED THE FOLLOWING:

- a) No two house plans and elevations shall be situated and built next to one another,
- b) No two house plans and elevations shall be situated and built across the street from one another.
- c) High visibility lots shall have 100% brick/stone.
- d) High visibility lots shall not have blank end facing the street side and shall
- e) include architectural features such as optional window packages and or fireplaces.
- f) The use of vinyl shall be prohibited.
- g) Two garage doors shall be provided with a 2' brick column to separate. Garage
- h) doors shall be carriage style.
- i) Identify secondary material.

4. Waiver – 5-104.4 – Garage doors separate by a masonry column for single family residential.

PLANNING & ZONING STAFF SUPPORTS

5. Waiver – To allow private streets.

PUBLIC WORKS TO DECIDE

Summary: The applicant has modified previous iterations of this plan to now be a commercial/age-restricted residential mixed-use project. This development will add approximately 41,000sf of commercial space, and 125 age restricted residential units (estimated population of 215) to sit between E. Division Street and Old Lebanon Dirt Road, east of N. Mt. Juliet Road. This property is in the urban growth boundary. The proposed rezone agrees with the recommendations in the City's future land use plan. The waivers and variances listed above are subject to Planning Commission and Board of Commissioners approval.

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the Board of Commissioners for the annexation, plan of services, rezone and preliminary master development plan for the Courtyard at McFarland Mixed Use PUD on Old Lebanon Dirt Road, with the following conditions:

Planning and Zoning:

1. Provide a phasing plan.
2. Commercial structures shall adhere to the design guidelines found in 6-103.7.
3. All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers and variances approved by the Board of Commissioners.
4. All bulk standards 5-103A and 6.103A shall be adhered to excepting any waivers granted by the Board of Commissioners.
5. The 5-104.7 multi-family residential zoning regulations shall be adhered to, excepting any waivers and variances approved by the Board of Commissioners.
6. All requirements of 6-103A shall be adhered to, excepting any waivers and variances approved by the Board of Commissioners.
7. Screen residential HVAC units with landscaping or masonry. Specify this and verify the location of such equipment on the FMDP submittal.
8. All building mounted exterior lighting fixtures, shall be decorative, provide details at FMDP submittal.
9. Paint exterior wall mounted utility and meter equipment to match the façade it is attached to.
10. Mail retrieval areas shall not count towards improved open space.
11. Brick shall be clay, baked and individually laid.
12. Stone shall be individually laid.
13. Rooftop utility equipment shall be screened entirely from horizontal view via parapet walls.
14. Provide decorative street lighting throughout, also provide street light details at FMDP submittal. The maintenance and operating cost shall be the responsibility of the HOA.
15. Ensure light bleed from the amenity center and commercial area do not negatively impact the residential lots nearby. A photometric plan shall be required at FMDP submittal.
16. Mail kiosks shall be covered and well lit and include designated parking.

17. All amenities shall be completed by issuance of the 75th certificate of occupancy.
18. Provide farm style fencing along both the Old Lebanon Dirt Road, and East Division property lines to enhance the street scape. Fencing shall be decorative and constructed of low maintenance materials.
19. Provide enhanced landscaping around all detention/retention areas.
20. Provide a lighted fountain in any wet pond.
21. Street facing, single family detached, garage doors shall be separated by a 24" bricked column and shall be carriage style (or decorative in nature).
22. Signage to be reviewed via separate application to the Planning Department.
23. Preserve as many trees as possible, especially around perimeter. Provide a tree preservation plan with FMDP submittal.
24. Existing trees can be utilized for perimeter buffer, should a tree survey be prepared and the material meet code requirements.
25. Parking for commercial uses shall be determined when users are identified.
26. Provide decorative low maintenance fencing and enhanced landscaping around the perimeter of the cemetery. Provide details at FMDP submittal.
27. A complete landscape plan will be required at FMDP submittal.
28. Provide formalized location of trail routing at FMDP submittal.
29. Provide formalized elevations to include all materials and percentages at FMDP.
30. Please provide information within the deeds and covenants, keeping this development age restricted in perpetuity.
31. Provide a landscape buffer where residential units are adjacent to the commercial use area.

Engineering:

1. The following variances or waivers are being requested:
 - [Sub. 4-103.3] to allow private streets: SUPPORTED
 - [Sub. 4-104.405] to allow stubbing an access street to an adjacent property: SUPPORTED
 - [Zoning 5-104.4 (10)] to allow front loading lots on an access street: SUPPORTED only on one side of the street. The current plan shows two additional lots on the other side of the street to be accessed by the alley or private drive.
 - [ST-121] Waiver to allow the proposed 55' right-of-way cross section on Road B: SUPPORTED.
 - [Zoning 9-104.3] to reduce the drive aisle width from 15' to 12' adjacent to parallel parking: SUPPORTED.
2. If wet ponds are used, aeration shall be provided.
3. 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.
4. All sewer shall be public (minus laterals) and be within a 20' (minimum) easement.
5. Determination if public sewer allowance in an alley will be determined with FMDP submittal.
6. No onsite grinder systems or step systems will be allowed for this development.
7. In lieu of the required sidewalk within the Division Street ROW, staff requests a 10' private trail within an access easement on the HOA open space along the site.

8. Traffic calming devices shall be installed on Road A. The type of devices and location shall be determined at FMDP. All traffic calming devices must comply with ITE guidance.
9. The developer has agreed to provide a 50' ROW dedication to the City for the City's widening project of East Division Street.
10. Road A shall be a public street and not gated.
11. The developer has agreed to designate the open space just south of the ROW dedication on East Division Street as a PUDA and slope easement in preparation for the City's project of the widening of East Division Street. Continued coordination shall take place as the City project progresses.
12. E. Division Street shall be improved to include a 12-foot-wide eastbound travel lane and a 4' paved shoulder (full depth asphalt section) with a 4:1 or flatter backslope along the project frontage. In addition, E. Division Street shall be resurfaced along the project frontage. The following considerations shall be included in the improvement:
 - The City will have to annex E. Division Street between Clemmons Road and Old Lebanon Dirt Road for this improvement to be made. The development team shall notify the Director of Engineering approximately 120 days prior to mobilization to start the annexation process.
 - This improvement shall be made before the signing of the first final plat.
 - The backslope shall be free of any fixed object that is not crash rated.
13. A left-turn lane with at least 50' of storage and adequate taper shall be installed on E. Division Street at the project entrance. This improvement shall be made prior to the signing of the first final plat.
14. Any utilities relocated during this development shall be relocated to a location compliant with the City's E. Division Street widening project at the developer's expense.
15. Choke points or bulb outs shall be provided on the one-way roads between the buildings to provide traffic calming as shown on the plans.
16. The one-way streets shall include curb and gutter on one side with post curb on the other. The road shall slope down to the gutter at a slope on 2%. The sidewalk on the one-way streets shall be 7' wide (inclusive of curb width) to allow continuous pedestrian access with vehicle intrusions such as open doors.
17. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
18. A letter from West Wilson Utility District with their approval of the project shall be provided to Engineering prior to the issuance of the Land Disturbance Permit.
19. All alleys and one-way streets will be private.
20. No parking shall be provided on the alleys.
21. Sidewalks abutting parking shall be at least 7' wide (inclusive of curb width).
22. All pedestrian facilities shall comply with ADA and PROWAG standards.
23. Adequate sight distance shall be provided at all intersections. Sight distance profiles shall be provided at FMDP.
24. The centerline of Road A and Road C shall align with the centerline of the McFarland Farms entrances across Old Lebanon Dirt Road.
25. All parking lots shall meet or exceed the dimensions provided in Article IX of the Zoning Ordinances.
26. EPSC measures shall not be installed in the buffer.

WWUD:

1. The water lines shown are not WWUD's design.
2. Roadway improvements shown will require water line relocations.



Exhibit B- PMDP PUD w/ Rezone

Courtyards at McFarland Map 077, Parcel 1.00

