

Mt. Juliet, Tennessee

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



Meeting Minutes - Final

Thursday, June 18, 2026

6:30 PM

Commission Chambers

Planning Commission

Members: Luke Winchester, Jennifer Brown, 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, Todd Serbent, Traffic Engineer, Samantha Burnett, City Attorney

1. Call to Order

Chairman Winchester called the meeting to order, welcomed Jennifer Brown as a new member and read the quorum requirements.

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

2. Set Agenda

Chairman Winchester set the agenda as stated, that items 7C. & 7.D be moved to consent and that items 11.A., 11.B. and 11.C be heard immediately after the consent agenda. There were no objections.

3. Staff Reports

Staff reviewed their reports and updated the commission on projects.

4. Citizen's Comments

Chairman Winchester stated that the Planning Commission will take citizen comments and encouraged the public to make a public comment about any item on the agenda.

Don Parker, 152 Dolphin Dr., provided the commission with a handout and spoke about the negative impact an approval of Aveline would cause and would burden existing taxpayers, the sewer systems, and excessive traffic/congestion the population growth that Aveline would bring.

Leslie Emmits, 3045 Cairns Dr., encouraged the Planning Commissioners to consider the discussion on the traffic issues of and the modification of the road design so it would discourage a cut through, and drainage issues. She also expressed concerns about blasting and the potential damage it could cause to her and others home.

Steve Turner, 176 Privateer Ln, spoke against Aveline as proposed.

Jane Turner, 176 Privateer Ln, spoke against Aveline as proposed.

5.A. Review and adopt the Minutes from the May 21, 2026, Mt. Juliet Regional Planning Commission Meeting.

5. Minutes Approval

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

RESULT: ADOPTED

MOVER: Bobby Franklin

SECONDER: David Rast

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Abstain: Commissioner George, and Brown

6. Consent Agenda

Staff reviewed their reports and answered questions from the commission.

Chairman Winchester closed the planning commission meeting and opened a public hearing for item 6.A. There were no citizen comments. Chairman Winchester closed the public hearing and reopened the planning commission meeting. There were no citizen comments.

A motion was made by Commissioner Bulmon, seconded by Commissioner George, to approved with conditions. The motion carried by the following vote:

RESULT: APPROVED WITH CONDITIONS

MOVER: Nathan Bulmon

SECONDER: Preston George

Aye: Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

Aye: Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

Abstain: Vice Chair Rast, and Commissioner Giles

Abstain: Vice Chair Rast, and Commissioner Giles

- 6.A.** Review the Final Plat for Legacy Pointe Lots 12 & 15, located off Legacy Pointe Blvd and Bear Crossing.

Fire Department:

1. No Comments Received.

Planning:

1. Provide addresses before circulating the final plat for signatures.

Engineering Comments:

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

WWUD Comments:

1. Add the following note: All West Wilson Utility District Public water lines have an easement 10' each side of the centerline of the water line.

Wilson County Schools:

1. No Comments Received.

This Action Item was approved with conditions.

RESULT: APPROVED WITH CONDITIONS

7.C. Review the Final Master Development Plan/ Site Plan for Benton Plaza, located at 12440 & 12370 Lebanon Rd.

Fire Department:

1. No Comments Received.

Planning:

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 stone shall be individually laid.
4. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
5. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
6. Wall mounted exterior lighting fixtures shall be decorative sconce type.
7. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
8. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.
9. All parking area islands shall include grass and/or trees, not mulch, stone or any other material.
10. Parking lot lighting shall have decorative fixtures mounted to poles that shall be painted black.
11. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
12. All bollards shall be painted a color complimentary to the building façade, not yellow.
13. Wheel stops are not permitted.
14. Provide a decorative trash at each suite entrance and provide a detail.
15. 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. Note - a new sign ordinance is currently under legislative review.
16. Should any fencing be used, it shall be decorative and constructed of low maintenance materials.
17. Wall mounted exterior lighting fixtures shall be decorative sconce type.
18. Light bleed shall be 0.5 ft/c at residential property lines.

Engineering:

1. All conditions of the previously approved PMDP-PUD apply.
2. General Note: Each restaurant use shall have its own 1,500 gallon (minimum) grease trap (spec Jarratt one-piece tank and provide detail).
3. Traffic calming devices on Sunset Drive are no longer needed.
4. If the driveway may not be constructed with this phase, it shall be denoted on the plan set as such.

5. Provide a profile of the driveway with construction plans. The grade break shall comply with TDOT guidelines.

WWUD:

1. The 20" water line that is currently being installed needs to be shown. There may be other comments once the water line is shown.

Wilson County Schools:

1. No Comments Received.

This Action Item was approved with conditions.

RESULT: APPROVED WITH CONDITIONS

- 7.D.** Review the Mass Grading Plan for The Sutton, located 2468, 2530 & 2640 E. Division St and Golden Bear Gtwy.

Planning:

1. No comments.

Engineering:

1. Mass grading plan shall be stamped, signed, and dated by the engineer of record.
2. Infrastructure grading to be reviewed under separate submittal.

WWUD:

1. Existing water service shall be maintained either via existing or new mains. Maintaining water service is WWUD's main concern.

This Action Item was approved with conditions.

RESULT: APPROVED WITH CONDITIONS

11. Aveline

- 11.A.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 175.52 ACRES OF PROPERTY ON CENTRAL PIKE, MAP 099, PARCEL 014.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

This Ordinance was **Positive Recommendation.to the Board of Commissioners due back on 7/13/2026

RESULT: **POSITIVE RECOMMENDATION

MOVER: Nathan Bulmon

SECONDER: Larry Searcy

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

11.B. **Review the Plan of Services for Aveline, located at 10495 Central Pike.

Chairman Winchester closed the planning commission meeting and opened a public hearing for item 6.A. There were no citizen comments. Chairman Winchester closed the public hearing and reopened the planning commission meeting. There were no citizen comments.

A motion was made by Commissioner George, seconded by Vice Chair Rast, that this Resolution be **Positive Recommendation to the Board of Commissioners, on meeting date of 7/13/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: David Rast

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

11.C. AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR APPROXIMATELY 175.52 ACRES OF PROPERTY ON CENTRAL PIKE, MAP 099, PARCEL 014.00 FROM WILSON COUNTY R-1 TO RS-20 PUD

Staff reviewed their reports and answered questions from the commission.

Matt Huff, Kimley-Horn, 173 London Ln, represented the project as the landscape architect. Mr. Huff was agreeable to the conditions presented tonight. Joe Haddix, Heritage Civil, 2325 N. Mt. Juliet Rd. represented the project as the engineer and is agreeable to the conditions discussed.

Sean Spade, 1061 Central Pike spoke against Aveline as proposed and is concerned about storm water.

Mark Grasela, 127 March Place, spoke against Aveline as proposed and requests a 50 tree preservation buffer, reduction of the density near Del Webb, to minimize construction impacts and eliminate the walking path in the NE corner.

Janice Armstrong, 105 March Pl, distributed documents to the planning commission.

Steven Foelber, 146 Dahlgren Dr., spoke against Aveline as proposed, specifically regarding storm water concerns.

Lorena Foelber, 146 Dahlgren Dr., spoke against Aveline as proposed, requested expanding the tree buffer and preserving existing trees.

Fire Department:

1. No Comments Received.

Planning:

1. All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.
2. All requirements of Article V. Residential District Regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.
3. The Planning Commission supported a waiver to 5.104 the supplemental design provisions. Allowing for:
 - a. 50% of all homes contain a minimum of 75% brick or stone and the other 50% of home shall be 100% masonry.
 - b. No two house plans or elevation plans shall be sited and built next to one another.
 - c. No two house plans or elevation plans shall be sited and built across the street from one another.
 - d. High visibility lots will not have a blank end facing the street by including optional architectural features.
 - e. Vinyl shall be allowed in the soffit areas only.
4. The Planning Commission supported a waiver to 5.104 the supplemental design

- provisions. Allowing for the omission of the required two-foot masonry column from residential garage doors to match elevations as shown.
5. The Planning Commission supported a waiver to 5.103 the bulk regulations. Allowing for the development to offer an optional third car garage that is front facing along collector roads and access streets. Said third car garage shall be recessed from the front building façade.
 6. The Planning Commission supported a waiver to 5.103 the bulk regulations. Allowing for:
 - a. Front setback 20' in lieu of 30' P&Z SUPPORTS
 - b. Front setback 15' in lieu of 30' for lots 211-219, 247-261, 269-283, 310-314 P&Z SUPPORTS
 - c. Side setback 7.5' in lieu of 20' P&Z SUPPORTS
 - d. Lot width as narrow as 60' in lieu of the 100' required. P&Z SUPPORTS
 7. Detailed colored building elevations, including all materials and percentages, shall be required at FMDP and/or Preliminary Plat submittal.
 8. Brick shall be clay, baked and individually laid.
 9. Stone shall be individually laid.
 10. Include the development timeline with the FMDP submittal.
 11. Include the phasing plan with the FMDP submittal. *Remove slopes from phasing plan sheet C1.01 and reduce phase labels, as it is covering critical lot information.
 12. Driveways shall be a minimum of 22' in length and 18' in width.
 13. Identify driveway location and home orientation for all corner lots.
 14. Identify which lots will have front facing vs. side entry garages.
 15. Staff will provide additional corner and edge lots to be identified as critical lots on future submittals.
 16. Identify and provide all amenity details at FMDP submittal.
 17. Identify adjacent parcel zoning.
 18. Signage poles and post shall be painted black, channel posts are not permitted.
 19. Flammable landscape materials is not permitted within 3' of any public building.
 20. Preserve as many trees as possible. Should the existing vegetation/tree survey be utilized for required landscaping, please include this information with the FMDP submittal.
 21. Provide additional buffering between lots 47-52 and 183-188, along with the adjacent amenity/parking area
 22. Fencing shall be decorative and low maintenance.
 23. Signage shall be submitted under separate cover to the Planning Department. Note - a new sign ordinance is currently under legislative review. This shall include any proposed monument entryway.
 24. Ensure light bleed from the amenity center and external activities do not negatively impact the residential lots nearby. Provide photometric plan at FMDP submittal.
 25. Provide decorative street lighting at the entrances and throughout the subdivision and indicate that they are under the maintenance of the HOA, per 5-104.4.
 26. Identify finalized mail kiosk location, (as approved by the MJ postmaster) by FMDP submittal.
 27. If wet ponds are to be considered as "visual amenity" and to include aeration and

lighting, provide additional items such as benches, trails, etc., to provide additional use for the homeowners.

28. Wet ponds shall have lighting and fountains
29. Add annexation and rezone title to cover sheet.
30. Provide covenants and restrictions for review with the final master development plan.
31. Add signage to stub roads and temporary cul-de-sacs noting future development.
32. Front 4 lots shall be rear loaded, ensuring the front of the houses face Central Pike.
33. Approved PMPD shall be included with FMDP submittal.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
3. Sewer availability has granted and approved.
4. Provide and TDEC permits related to stream buffer/wetland disturbance prior to the issuance of the Land Disturbance Permit.
5. All sewer main shall be public (minus service laterals) and shall be within a 20' utility easement.
6. The proposed pump stations shall be public and built to City specifications.
7. If wet ponds are proposed, aeration shall be provided.
8. All TDEC stream buffer regulations apply and shall be incorporated into the construction plans.
9. 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.
10. Several streets are misclassified based on expected ADT and unit count. This shall be corrected by FMDP.
11. The following roadway variances are requested:
 - a. Allowing lots fronting a residential collector: **Planning Commission supports only on Kilkenny Way, east of the central spine road.**
 - b. Allowing garages to front access streets: **Planning Commission supports on a single side of the street only.**
 - c. Allowing a permanent dead-end within 150' of the property line: **Planning Commission supports with the addition of dense vegetation such as shrubs to block headlights.**
 - d. Allowing an access lane to stub at the property line: **Planning Commission supports with the condition that at least 1 collector be provided to the western property line.**
 - e. Request to allow up to 4.8 acres of disturbance of slopes exceeding 20%: **Planning Commission supports request with disturbance in CUT conditions only.** Highlight lots impacted with PMDP, FMDP/PP, and construction plans.

12. Temporary cul-de-sacs are required on any stub road over 150' or serving 4 or more units.
13. Left-turn and right-turn lanes shall be installed on Central Pike at the driveway. These lanes shall be approved by the City and TDOT prior to construction. These improvements shall be completed by the issuance of the land disturbance permit.
14. The existing bridge on Beckwith Road, approximately 850' north of Central Pike, shall be expanded or replaced to accommodate two 11' travel lanes and bridge rail. All bridge work shall be coordinated with the Wilson County Road Commission. These improvements shall be completed by the signing of the Phase 2 final plat.
15. A left-turn lane shall be installed on Central Pike at Beckwith Road. This turn lane shall be approved by the City and TDOT prior to the signing of the phase 2 final plat. The development shall make good faith efforts to acquire the right-of-way for the turn lane. Should the development be unable to acquire the right-of-way at a reasonable cost within 180 days of first contact, the development shall return to the Planning Commission/Board of Commissioners for a PUD amendment.
16. A 10' shared use path shall be installed along the Central Pike frontage, with approval from TDOT.
17. Erosion control measures shall be placed outside of the buffers and do not disturb areas, preserving as many trees as possible.
18. Construction traffic not permitted on Killkenny Way.
19. The Planning Commission recommends the developer comply with newly updated Mt. Juliet road standards.
20. Work with staff on adding roundabouts as traffic calming measures.
21. Provide a curb and gutter on the SE corner access point for stormwater control.

WWUD:

1. No comments provided. Reach out to WWUD directly (Brent Finley).

Wilson County Schools:

1. No Comments Received.

A motion was made by Chairperson Winchester, seconded by Vice Chair Rast, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 7/13/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Luke Winchester

SECONDER: David Rast

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

7. Site Plans/ Final Master Development Plans/ Mass Grading Plans

7.A. Review the Site Plan for the Providence Church Expansion, located at 2293 S. Rutland Rd.

Staff reviewed their reports and answered questions from the commission.

Jeremy Westmoreland, CSDG, 2305 Kline Ave, represented the project.

Ron Glascock, 1404 Hilltop Dr spoke about safety and storm water, he requests a buffer between his property and the church.

Dan Lyns 489 NW Rutland Rd represented the project as the owner and agreed the buffer and fencing.

Toris Bolden, 1416 Hilltop Dr, had question about the buffer.

Fire Department:

1. No Comments Received.

Planning:

1. Landscape plan comments are via separate cover and any comments received shall be addressed before submittal of construction drawings to Public Works.
2. Additional signage, if proposed, shall be applied for via separate application to the Planning Department.
3. All brick shall be clay, baked and individually laid.
4. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
5. Wall mounted exterior lighting fixtures shall be decorative sconce type.
6. Parking lot lighting shall have decorative fixtures mounted to poles that shall be painted black.
7. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
8. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
9. All parking area islands shall include grass and/or trees, not mulch, stone or any other material.
10. All bollards shall be painted a color complimentary to the building façade, not yellow.
11. Provide bicycle parking per the requirements of 6-103.7.
12. Provide a trash cans in decorative enclosures per 6-103.7.
13. Revise the dumpster enclosure gates to less resemble corrugated metal.
14. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.
15. Building façade material approved as shown on plans presented to the Planning Commission
16. Parapet walls for HVAC screening approved as shown on plans presented to the

Planning Commission.

17. Waiver granted to allow building height to exceed 35ft in necessary areas due to grade.
18. Provide a class D buffer with an opaque fence along the property line in the disturbed area.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. General Note: EPSC measures shall not be installed within preserved landscaping buffers.
4. Sewer availability has been requested and granted.
5. Roof drains shall be subsurface.
6. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
7. The development submitted an event management plan. The increase in traffic is being mitigated by opening both drives for egress with traffic control officers along Rutland Drive. Internal attendants and signage will be utilized as needed.

WWUD:

1. The proposed private fire hydrants shall be painted white.
2. A fire line meter shall be required.

Wilson County Schools:

1. No Comments Received.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Nathan Bulmon

SECONDER: Art Giles

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

7.B. Review the Site Plan for a Commercial Strip Center, located at 3007 N. Mt. Juliet Rd.

Staff reviewed their reports and answered questions from the commission.

Rocky Chambers, 853 Johnston Rd, represented the project.

Site Plan failed to comply with Mt. Juliet city code and land development code.

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

RESULT: DENIED

MOVER: David Rast

SECONDER: Preston George

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

Nay: Commissioner Giles

8. Rezones

8.A. **Review the Rezone Request from RS-40 to CRC for the property located at 10555 Lebanon Rd.

Staff reviewed their reports and answered questions from the commission.

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 7/13/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Bobby Franklin

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

Absent: Commissioner Giles

9. Kensington Ridge

9.A. **Review the Land Use Plan Amendment from Medium Density Residential to High Density Residential for Kensington Ridge, Located at 2770 W. Division St.

A motion was made by Vice Chair Rast, seconded by Commissioner Bulmon, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 8/10/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Nathan Bulmon

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

9.B. **Review the Annexation request for Kensington Ridge, located at 2770 W. Division St.

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 8/10/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Nathan Bulmon

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

9.C. **Review the Plan of Services for Kensington Ridge, located at 2770 W. Division St.

Chairman Winchester closed the planning commission meeting and opened a public hearing for item 6.A. There were no citizen comments. Chairman Winchester closed the public hearing and reopened the planning commission meeting. There were no citizen comments.

A motion was made by Vice Chair Rast, seconded by Commissioner Bulmon, that this Resolution be **Positive Recommendation to the Board of Commissioners, on meeting date of 8/10/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Nathan Bulmon

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

9.D. **Review the Preliminary Master Development Plan PUD, including a Rezone from Wilson County R-1 to RS-15 PUD, for Kensington Ridge, located at 2770 W. Division St.

Staff reviewed their reports and answered questions from the commission.

Nick Bateman, Ryan Homes, 323 Innovation Dr., represented the project. Mr. Bateman agreed to adjust the elevation on the E. Division St. fronting home sites and committed to cementitious siding.

Joe Haddix, Heritage Civil, 2335 N. Mt. Juliet Rd. represented the project.

Keith Yates, 1970 Devonshire Dr, spoke out against the project as proposed.

Tom Martin, 2970 Melbourne Terrace, spoke out against the project as proposed.

Fire Department:

1. No Comments Received.

Planning:

1. All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.
2. The Planning Commission supported a waiver to 5.104 allowing for 70% brick or stone and 30% secondary materials and with the condition that lots 96-116 be 100% brick and or stone.
3. The Planning Commission supported a waiver to 5.104 allowing for the omission of the two-foot masonry column for residential garage doors.
4. The Planning Commission did not support a waiver to 5.104 and would require a minimum of 440 sqft garages.
5. The Planning Commission supported a waiver to 5.104 allowing front facing garages to be setback 5ft from the front façade.
6. The Planning Commission supported a waiver to 5.104 allowing the development to offer optional recessed 3rd car garage "bolt on" garage that will be front entry for side entry homesites located on the collector and access street. Illustrations provided for reference.
7. The Planning Commission supported a waiver to 5.103 allowing the development to deviate from the residential bulk regulations to allow for a minimum lot width of 60ft.
8. The Planning Commission supported a waiver to 5.104 allowing the development to deviate from the residential bulk regulations allowing for the following yard setbacks- front/corner 20' (30'), rear 7.5' (10'), rear 20' (20').
9. All requirements of Article V. Residential District Regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.
10. Detailed colored building elevations, including all materials and percentages, shall be required with subsequent submittals.
11. Brick shall be clay, baked and individually laid.
12. Stone shall be individually laid.

13. Identify and provide all amenity details at FMDP submittal.
14. Fencing shall be decorative and low maintenance type.
15. Flammable landscape materials is not permitted within 3' of any public building.
16. Preserve as many trees as possible. Should the existing vegetation/tree survey be utilized for required landscaping, please include this information on future submittals.
17. Ensure light bleed from amenities and external activities do not negatively impact the residential lots nearby. A photometric plan will be required with future submittals.
18. Provide decorative street lighting at the entrances and throughout the subdivision and indicate that they are under the maintenance of the HOA, per 5-104.4.
19. Driveways shall be a minimum of 22' in length and 18' in width.
20. Provide covenants and restrictions for review with the final master development plan.
21. Proposed pickle ball court to be a multi-use court.
22. No two same house plans shall be next to each other or across the street from one another.
23. Siding shall be cementitious. Metal and vinyl siding prohibited.
24. All required landscape buffers shall be placed outside of private residential lots and in open space maintained by the HOA.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
3. Sewer availability has been granted and approved.
4. Provide and TDEC permits related to stream buffer/wetland disturbance prior to the issuance of the Land Disturbance Permit.
5. All sewer main shall be public (minus service laterals) and shall be within a 20' utility easement.
6. If wet ponds are proposed, aeration shall be provided.
7. All TDEC stream buffer regulations apply and shall be incorporated into the construction plans.
8. 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.
9. Onsite grinder systems and step systems will not be allowed in this development.
10. Confirm if there is a Metro Nashville Sewer main onsite by FMDP as provided survey shows a sewer easement.
11. The following roadway variances are requested:
 - a. Request to terminate a permanent dead-end within 150' of the property line (Ordinance 4-104.406.b (i)): **Planning Commission supports**

- conditionally that the edge of curb is at least 50' from the property line and dense vegetation such as shrubs is planted along the property line to block headlights.
- b. Request to allow access streets to stub at the property line: **Planning Commission supports.**
 - c. Request to lower the street classification of collectors to access streets: **Planning Commission supports** to match surrounding neighborhood stubs.
 - d. Request to allow up to 1.95 acres of disturbance of slopes exceeding 20%: **Planning Commission supports request with disturbance in CUT conditions only.** Highlight lots impacted with PMDP, FMDP/PP, and construction plans
- 12. The development shall provide striping at the intersection of Willoughby Station Boulevard and Melbourne Terrace including left-turn lanes on Willoughby Station Boulevard.
 - 13. The development shall install a sidewalk on the north side of Port Kembla Drive between the property line and Melbourne Terrace. The existing sidewalks on Melbourne Terrace shall be modified to include an ADA compliant curb ramp.
 - 14. 6' grass strips must continue around the cul-de-sacs.
 - 15. Provide pedestrian access to the disc golf course.
 - 16. Label key contours on the grading sheet.
 - 17. Provide a letter at FMDP from RJ Colman that either supports or rejects an at-grade crossing at West Division Street.
 - 18. Provide hydrologic determination at FMDP.
 - 19. Work with staff to provide traffic calming measures like roundabouts by FMDP.
 - 20. Traffic calming devices be installed within the neighborhoods between Devonshire Dr and Willoughby Station Blvd. The type and number of devices to be determined at FMDP.
 - 21. Construction traffic shall only be permitted on the designated route that the city holds a surety on.

WWUD:

- 1. Water lines shown are not WWUD's design.

Wilson County Schools:

- 1. No Comments Received.

A motion was made by Commissioner Giles, seconded by Chairperson Winchester, that this Ordinance be ****Positive Recommendation to the Board of Commissioners**, on meeting date of 8/10/2026. The motion carried by the following vote:

RESULT: ****POSITIVE RECOMMENDATION**

MOVER: Art Giles

SECONDER: Luke Winchester

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

10. Emerson Park

10.A. AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR APPROXIMATELY 14.5 ACRES OF PROPERTY ON CHANDLER ROAD, MAP 076, PARCEL 008.00 FROM WILSON COUNTY R-1 TO RS-20 PUD

Staff reviewed their reports and answered questions from the commission.

Michael Dewey, Dewey Engineering, 2925 Berry Hill Dr., represented the project.

Bill Charles, 357 Riverside Dr. Franklin, TN, represented the project.

Mr. Charles proposed increasing the size of the detention pond to mitigate storm water issues, a 30-35ft open space buffer between neighboring property line and theirs, including a 20ft type A landscape buffer on top of that.

Additionally agreed to leave the 30-35 ft buffer beginning at lot 29 through the back of lot 26 as a tree save buffer with the rest of the northern side remaining the open space with a type A buffer. Mr. Charles agreed to provide an access easement to Mr. Keys barn that encroaches into the development by the recording of his final plat.

On the south side of the property Mr. Charles committed from chandler lane to the back of lot 10 will be a tree save buffer, beyond that be the proposed open space with a type A landscape buffer.

IS agreeable to adding more seismographs closer to the property line near the neighboring homes.

intends to go back to the neighbors ahead of final design.

Terry Crocher and Teresa Finch, 0 Chandler Rd, represented the project as the owners and spoke in favor of the development.

Fire Department:

1. No Comments Received.

Planning & Zoning:

1. All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.
2. All requirements of Article V. Residential District Regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.
3. The Planning Commission supported a waiver to 5.104 the supplemental design provisions. Allowing for 70% masonry and 30% cement board.
4. The Planning Commission supported a waiver to 5.103 the bulk regulations. Allowing for 7.5' side setbacks in leu of the required 20'.
5. The Planning Commission supported a waiver to 5.103 the bulk regulations. Allowing for lot width as shown at 65' in leu of 100' at front setbacks.
6. Brick shall be clay, baked and individually laid.
7. Stone shall be individually laid.
8. Vinyl and metal are prohibited as a façade materials.
9. A monument style entry with enhanced landscaping shall be required.

10. Streetlights shall be maintained by the HOA.
11. Preserve as many trees as possible. Should the existing vegetation/tree survey be utilized for required landscaping, please include this information with the FMDP submittal.
12. Ensure light bleed from any amenities do not negatively impact the residential lots nearby. Provide a photometric plan with the FMDP submittal.
13. Include, "Shall be maintained by the HOA" to note #19, about the landscape buffers.
14. Provide a lighted fountain and landscaping around the perimeter of the wet pond.
15. The pumps station shall include decorative screening fencing and/or landscape screening.
16. Remove "improved open space" labels from the islands in the street and at the southwest corner, those areas do not constitute improved open space.
17. An access easement shall be provided for the encroaching shed by the signing of the final plat.
18. Aforementioned shed shall not count against required open space.

Public Works:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. Sewer availability is for 28 lots, not 29 lots. Staff will revise availability request.
4. Grinders or on-site step systems will not be allowed with development.
5. Pump station shall be public and meet City specifications.
6. Sewer main shall be public (minus laterals) and within a 20' utility easement.
7. If wet ponds are utilized, then aeration is required.
8. EPSC measures shall not be installed within existing, preserved landscaping buffers.
9. 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.
10. The MTA has been waived based on the expected traffic volumes and a safety review of the area.
11. A southbound left-turn lane shall be installed on Chandler Road into the site. A return taper matching the northbound left-turn lane shall be included.
12. The development requests to waive the Future Transportation Plan and create a permanent cul-de-sac on the site. Staff supports the request as long as all streets are private.
13. The centerline of the street shall align opposite Normandy Drive.
14. A variance is requested to exceed the maximum allowable cul-de-sac length: Staff supports
15. A 6' sidewalk shall be installed along the Chandler Road frontage. Curb ramps shall be provided across the development's access drive.

16. Curb and gutter shall be installed along the Chandler Road frontage.
17. The call-box for the gate shall be placed within the center median island.
18. The Planning Commission supported a waiver to 4.104 the functional design criteria. Allowing for the cul-de-sac length to be greater than 700ft.
19. The Planning Commission supported a waiver to 4.103 street and pedestrian ways. Allowing for the internal street (Moonlight Trail) to be private.

WWUD:

1. Water lines shown are not WWUD's design.
2. Improvements along Chandler Road may result in water line relocation/improvements.

Wilson County Schools:

1. No Comments Received.

Meeting in recess 10:10pm

Meeting resumed 10:19 pm

A motion was made by Commissioner George, seconded by Vice Chair Rast, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 7/13/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: David Rast

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

12. Out of City Sewer Requests

12.A. AN ORDINANCE APPROVING THE REQUEST TO CONNECT TO THE MT. JULIET SEWER SYSTEM MADE BY DEVELOPER OF 3150 NONAVILLE ROAD, OUTSIDE THE CITY LIMITS OF MT. JULIET, TENNESSEE, IDENTIFIED AS WILSON COUNTY, TENNESSEE, MAP 031, PARCEL 032.01

Staff reviewed their reports and answered questions from the commission.

Samantha Burnett, City Attorney stated the TCA was amended and utility systems are required to connect if lines are on or adjacent to property.

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 7/13/2026. The motion carried by the following vote:

RESULT: ****POSITIVE RECOMMENDATION**

MOVER: Nathan Bulmon

SECONDER: Preston George

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

Abstain: Commissioner Giles

13. Downtown City Properties

13.A. **Review the Potential Sale of the Downtown City Properties, located at 50, 69, 71 and 73 E. Hill St., 46, 48, and 50 E. Caldwell St., 2365 and 2397 N. Mt. Juliet Rd.

The Planning Commission discussed the potential sale of city property.

Commissioner Giles strongly encourages traffic light at E. Hill St. and N. Mt. Juliet Rd. he is opposed to supporting the potential sale of the property.

A motion was made by Vice Chair Rast, seconded by Commissioner George, that this Resolution be ****negative recommendation** to the Board of Commissioners, on meeting date of 7/13/2026. The motion carried by the following vote:

RESULT: ****NEGATIVE RECOMMENDATION**

MOVER: David Rast

SECONDER: Preston George

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

14. Discussion

14.A. Discuss the Central Pike Land Use Plan.

The Planning Commission discussed the Land Use Plan.

Bobby Franklin suggested we look into amending small spot sections of the land use plan.

The commission desires this discussion item be placed on the July agenda.

15. Adjourn

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

RESULT: APPROVED

MOVER: David Rast

SECONDER: Luke Winchester

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

****Indicates item is recommended to the Board of Commissioners. All final design layouts, conditions of approval and final approval will be voted on by the Board of Commissioners at a later date. The public is welcome and invited to attend.**

Luke Winchester, Chairperson

Tyler Gutierrez, Planning Commission Secretary