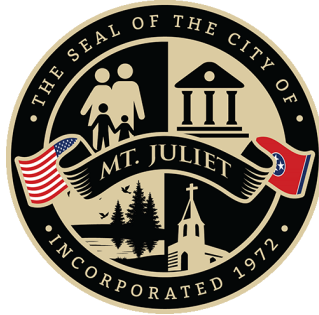


# **Mt. Juliet, Tennessee**

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



## **Agenda**

**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**
2. **Set Agenda**
3. **Staff Reports**
4. **Citizen's Comments**
5. **Minutes Approval**
  - 5.A. Review and adopt the Minutes from the May 21, 2026, Mt. Juliet Regional Planning Commission Meeting.
6. **Consent Agenda**
  - 6.A. Review the Final Plat for Legacy Pointe Lots 12 & 15, located off Legacy Pointe Blvd and Bear Crossing.
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.
  - 7.B. Review the Site Plan for a Commercial Strip Center, located at 3007 N. Mt. Juliet Rd.
  - 7.C. Review the Final Master Development Plan/ Site Plan for Benton Plaza, located at 12440 & 12370 Lebanon Rd.
  - 7.D. Review the Mass Grading Plan for The Sutton, located 2468, 2530 & 2640 E. Division St and Golden Bear Gtwy.
8. **Rezones**
  - 8.A. \*\*Review the Rezone Request from RS-40 to CRC for the property located at 10555 Lebanon Rd.
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.

- 9.B.** \*\*Review the Annexation request for Kensington Ridge, located at 2770 W. Division St.
- 9.C.** \*\*Review the Plan of Services for Kensington Ridge, located at 2770 W. Division St.
- 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.
- 10. Emerson Park**
- 10.A.** \*\*Review the Preliminary Master Development Plan PUD, including a Rezone from Wilson County R-1 to RS-20 PUD for Emerson Park, located off Chandler Rd.
- 11. Aveline**
- 11.A.** \*\*Review the Annexation request for Aveline, located at 10495 Central Pike.
- 11.B.** \*\*Review the Plan of Services for Aveline, located at 10495 Central Pike.
- 11.C.** \*\*Review the Preliminary Master Development Plan PUD, Including a Rezone from Wilson County R-1 to RS-20 PUD for Aveline, located at 10495 Central Pike.
- 12. Out of City Sewer Requests**
- 12.A.** \*\*Review the Out of City Sewer request for 3150 Nonaville Rd.
- 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.
- 14. Discussion**
- 14.A.** Discuss the Central Pike Land Use Plan.
- 15. 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

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**File #:** 1783

**Agenda Date:** 6/18/2026

**Agenda #:** 5.A.

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**Title:**

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

# Mt. Juliet, Tennessee

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



## Meeting Minutes - Final

Thursday, May 21, 2026

6:30 PM

Commission Chambers

**Planning Commission**

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, Todd Serbent, Traffic Engineer, Samantha Burnett, City Attorney

Rollcall

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

**1. Call to Order**

Chairman Winchester called the meeting to order and read the quorum requirements. Chairman Winchester stated Rebecca Christianson has resigned her position and we congratulate her dedication and service to the City of Mt. Juliet. Commissioner Bulmon congratulates the First Responders, Mt. Juliet Police, Mt. Juliet Fire Department and Mt. Juliet EMS for their response times.

**2. Set Agenda**

Chairman Winchester set the agenda as stated. Item 12.B be removed per request of staff and moving 12.A up to be heard after the consent agenda due to staff request.

**3. Staff Reports**

Staff reviewed their reports and updated the commission on projects.

**4. Citizen's Comments**

James Tanner, 118 Normandy Dr. spoke out against items 9.A., 9.B. & 9.C. at the current proposed density.

Jennifer Milele, 217 Summer Acre, spoke in favor of item 12.A.

**5. Minutes Approval**

**5.A. Review and Adopt the Minutes from the April 16, 2026, Planning Commission Meeting.**

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

- RESULT:** APPROVED
- MOVER:** David Rast
- SECONDER:** Linda Armistead

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

**Absent:** Commissioner Christenson, and Commissioner George

**Abstain:** Commissioner Searcy, and Commissioner Giles

**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 items 6.A., 6.B., 6.C., & 6.D. 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 the consent agenda be approved. The motion carried by the following vote:

**RESULT:** APPROVED THE CONSENT AGENDA

**MOVER:** David Rast

**SECONDER:** Nathan Bulmon

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

**Absent:** Commissioner Christenson, and Commissioner George

**6.A. Review the Final Plat for Bradshaw Farms Phase 3B, located at Vivrett Lane.**

**Fire Department:**

- 1. No Comments Received.

**Planning:**

- 1. Label lots 454 & 455 as critical façade lots.

**Public Works:**

- 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.
- 2. Punch list items shall be completed prior to the signing of the plat.

**WWUD:**

- 1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances. WWUD will conduct once the property corners are marked.

**Wilson County Schools:**

- 1. No Comments Received.

This Action Item was approved.

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** David Rast

**6.B.** Review Final Plat Modification for 230 Mundy Memorial Dr.

**Fire Department:**

- 1. No Comments Received.

**Planning:**

- 1. Label the zoning of adjacent parcels before recording the plat.

**Public Works:**

- 1. Stormwater: NOV-010-204 has not been satisfied, trees to be removed from detention pond before plat is signed in accordance with stormwater long term maintenance agreement
- 2. Stormwater: Add required note that all PUDE's outside of Public ROW's are not the responsibility of the City of Mt. Juliet.
- 3. 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:**

- 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.

This Action Item was approved.

**RESULT:** APPROVED WITH CONDITIONS

**6.C.** Review the Final Plat for the Project Jolene Subdivision, located at 6300 Golden Bear Gtwy.

**Fire Department:**

- 1. No Comments Received.

**Planning:**

- 1. Label the zoning of adjacent parcels before recording the plat.

**Public Works:**

- 1. Stormwater: NOV-010-204 has not been satisfied, trees to be removed from detention pond before plat is signed in accordance with stormwater long term maintenance agreement
- 2. Stormwater: Add required note that all PUDE's outside of Public ROW's are not the responsibility of the City of Mt. Juliet.
- 3. 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:**

- 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.

This Action Item was approved.

**RESULT:** APPROVED WITH CONDITIONS

**6.D.** Review the Preliminary Plat for 448 Bass Lane, Bass Lane Subdivision

**Fire Department:**

- 1. No Comments Received.

**Planning:**

- 1. No comments.

**Public Works:**

- 1. TVA approval is required to construct structures within their easement.

**WWUD:**

- 1. Water lines shown are not WWUD's design.
- 2. Sidewalks will not be in WWUD's easement.

**Wilson County Schools:**

- 1. No Comments Received.

This Action Item was approved with conditions.

**RESULT:** APPROVED WITH CONDITIONS

**6.E.** Review the Site Plan for Legacy Pointe Retail Phase 2, located at 115 Legacy Pointe Blvd.

**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. The Planning Commission granted a waiver to 6-103.7 Commercial Design Standards, allowing for 80% brick or stone and/ or 20% secondary materials consisting of architectural composite metal panels.
- 3. All brick shall be clay, baked and individually laid.
- 4. All stone shall be individually laid.
- 5. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
- 6. Wall mounted utility and meter equipment shall be painted to match the façade it is

attached to.

7. Wall mounted exterior lighting fixtures shall be decorative sconce type.
8. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
9. Parking lot lighting shall have decorative fixtures mounted to poles that shall be painted black.
10. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
11. All bollards shall be painted a color complimentary to the building façade, not yellow.
12. Wheel stops are not permitted.
13. 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.
14. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.

**Public Works:**

1. Show one (1) grease trap per restaurant space proposed. Spec Jarratt 1,500 one-piece tank.
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. Sewer availability has been requested and granted.
5. Roof drains shall be subsurface.
6. All storm pipe (minus roof drains) shall 15" diameter (minimum).
7. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
8. 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.
9. Provide a pedestrian access route to the commercial from Bear Crossing.
10. Driveways shall align on both sides of Bear Crossing to the greatest extent possible.
11. A crosswalk shall be installed across Legacy Pointe Boulevard at Bear Crossing.
12. An update to the greater Legacy Pointe TIS was provided. The following off-site improvements shall be completed prior to the final C.O. within this site plan, per

recommendations in the study: Change the southwest bound approach of Legacy Pointe Boulevard to include an exclusive right-turn lane at Rutland Drive.

13. Install a bulb out on Legacy Pointe Boulevard, reducing the number of receiving lanes from 2 to 1 on the Costco side of the intersection. Provide a pedestrian curb ramp within the bulb out.

**WWUD:**

1. Add a note that all private fire hydrants shall be painted white.
2. Add a note stating that here shall be branches off the service lines between the meter and the backflow device.
3. The proposed public water line will be designed by WWUD.

**Wilson County Schools:**

1. No Comments Received.

This Action Item was approved with conditions.

**RESULT:** APPROVED WITH CONDITIONS

**Amendments**

**12.A. \*\*Review the Zoning Ordinance Amendment to Article 7, I-R Industrial Restrictive Districts**

Staff reviewed their reports. There were no citizen comments.

A motion was made by Commissioner Franklin, seconded by Chairperson Winchester, that this Ordinance be **\*\*Positive Recommendation to the Board of Commissioners**, on meeting date of 6/8/2026. The motion carried by the following vote:

**RESULT:** **\*\*POSITIVE RECOMMENDATION**

**MOVER:** Bobby Franklin

**SECONDER:** Luke Winchester

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

**Nay:** Commissioner Giles

**Absent:** Commissioner Christenson, and Commissioner George

**7. Wall Properties Annexations & Rezones**

**7.A. \*\*Review the Annexation request of the Wall Property located at 6386 Central Pike**

Items 7.A, B, D & E heard together.

Staff reviewed their reports and answered questions from the commission. Chairman Winchester closed the planning commission meeting and opened a public hearing for items 7.A, B, D & E. There were no public comments. Chairman Winchester closed the public hearing and reopened the planning commission meeting. There were no public comments.

A motion was made by Commissioner Armistead, seconded by Vice Chair Rast, that this Ordinance be **\*\*Positive Recommendation to the Board of Commissioners**, on meeting date of 6/8/2026. The motion carried by the following vote:

**RESULT:** **\*\*POSITIVE RECOMMENDATION**

**MOVER:** Linda Armistead

**SECONDER:** David Rast

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

**Absent:** Commissioner Christenson, and Commissioner George

**7.B. \*\*Review the Plan of Services for the Wall Property, located at 6386 Central Pike.**

A motion was made by Commissioner Armistead, seconded by Vice Chair Rast, that this Resolution be **\*\*Positive Recommendation to the Board of Commissioners,** on meeting date of 6/8/2026. The motion carried by the following vote:

**RESULT:** **\*\*POSITIVE RECOMMENDATION**

**MOVER:** Linda Armistead

**SECONDER:** David Rast

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

**Absent:** Commissioner Christenson, and Commissioner George

- 7.C. **\*\*Review the Rezone request from Wilson County R1 to CMU for the Wall Property, located at 6386 Central Pike.**

Item 7.C & F heard together. Staff reviewed their reports and answered questions form the commission.

There were no citizen comments.

A motion was made by Commissioner Bulmon, seconded by Chairperson Winchester, that this Ordinance be **\*\*Positive Recommendation to the Board of Commissioners,** on meeting date of 6/8/2026. The motion carried by the following vote:

**RESULT:** **\*\*POSITIVE RECOMMENDATION**

**MOVER:** Nathan Bulmon

**SECONDER:** Luke Winchester

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

**Absent:** Commissioner Christenson, and Commissioner George

- 7.D. **\*\*Review the Annexation Request for the Wall Property, located 6400 Central Pike.**

A motion was made by Commissioner Armistead, seconded by Vice Chair Rast, that this Ordinance be **\*\*Positive Recommendation to the Board of Commissioners,** on meeting date of 6/8/2026. The motion carried by the following vote:

**RESULT:** **\*\*POSITIVE RECOMMENDATION**

**MOVER:** Linda Armistead

**SECONDER:** David Rast

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

**Absent:** Commissioner Christenson, and Commissioner George

- 7.E. **\*\*Review the Plan of Services for the Wall property, located at 6400 Central Pike.**

A motion was made by Commissioner Armistead, seconded by Vice Chair Rast,

that this Resolution be **\*\*Positive Recommendation to the Board of Commissioners,** on meeting date of 6/8/2026. The motion carried by the following vote:

**RESULT:** **\*\*POSITIVE RECOMMENDATION**

**MOVER:** Linda Armistead

**SECONDER:** David Rast

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

**Absent:** Commissioner Christenson, and Commissioner George

- 7.F.** **\*\*Review the Rezone Request from Wilson County R-1 to CMU for the Wall Property, located at 6400 Central Pike.**

A motion was made by Commissioner Bulmon, seconded by Chairperson Winchester, that this Ordinance be **\*\*Positive Recommendation to the Board of Commissioners,** on meeting date of 6/8/2026. The motion carried by the following vote:

**RESULT:** **\*\*POSITIVE RECOMMENDATION**

**MOVER:** Nathan Bulmon

**SECONDER:** Luke Winchester

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

**Absent:** Commissioner Christenson, and Commissioner George

**8. E. Division Business Park**

- 8.A.** **\*\*Review the Annexation Request for E. Division Business Park, located at 535 Hunting Hills Dr.**

Items 8.A & B heard together.

Staff reviewed their reports and answered questions from the commission. Chairman Winchester closed the planning commission meeting and opened a public hearing. 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 Chairperson Winchester, seconded by Commissioner Franklin, that this Ordinance be **\*\*Positive Recommendation to the Board of Commissioners,** on meeting date of 6/8/2026. The motion carried by the following vote:

**RESULT:** **\*\*POSITIVE RECOMMENDATION**

**MOVER:** Luke Winchester

**SECONDER:** Bobby Franklin

**Aye:** Vice Chair Rast, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner

Franklin, and Chairperson Winchester

**Absent:** Commissioner Christenson, and Commissioner George

**8.B.** \*\*Review the Plan of Services for E. Division Business Park, located at 535 Hunting Hills Dr.

A motion was made by Chairperson Winchester, seconded by Commissioner Franklin, that this Resolution be \*\*Positive Recommendation to the Board of Commissioners, on meeting date of 6/8/2026. The motion carried by the following vote:

**RESULT:** \*\*POSITIVE RECOMMENDATION

**MOVER:** Luke Winchester

**SECONDER:** Bobby Franklin

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

**Absent:** Commissioner Christenson, and Commissioner George

**8.C.** \*\*Review the Preliminary Master Development Plan for E. Division Business Park at 535 Hunting Hills Dr.

Staff reviewed their reports and answered questions from the commission.

**Fire Department:**

- 1. No Comments.

**Planning:**

- 1. All requirements of Article VII, shall be adhered to, excepting any waivers granted via the PUD approval.
- 2. The Planning Commission granted a waiver to 7-103.9 Industrial Design Standards, allowing for 100% deviation from the industrial design guideline requirements of 100% brick and/or stone, allowing for proposed tilt panel construction with enhanced architectural features (paint, stone scoring and entry features).
- 3. Only uses permitted by right under IR zoning shall be permitted in the PUD.
- 4. Brick shall be clay, baked and individually laid.
- 5. Stone shall be individually laid.
- 6. Color elevations, with materials and dimension specified shall be required at Final Master Development Plan submittal.
- 7. HVAC and utility equipment shall be screened entirely from horizontal view; utility meters shall be screened with brick/stone screen walls. Provide location with FMDP submittal.
- 8. Rooftop mechanical equipment shall be screened from horizontal view via a parapet wall. Provide location with FMDP submittal.
- 9. Parking lot lighting shall be decorative fixtures on black posts.
- 10. Bollards shall be the color black.
- 11. Parking lot lighting shall be placed in yards or beds and not on the pavement.
- 12. Wall mounted lighting shall be decorative. Wall packs are prohibited.
- 13. Landscape plans are required at FMDP/SP and shall be approved prior to the submittal of construction documents to Public Works.
- 14. 7.103.4.7, required yards and building setbacks in relation to residential districts shall

be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.

15. The Planning Commission granted a waiver to 7-103.4.7 Bulk Yard Regulations, allowing for omission of the 100ft landscape buffer along the western property line. Landscape buffer of varying widths proposed.
16. All structures shall be shielded from view from all public streets with a landscaped berm.
17. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at FMDP submittal.
18. No flammable landscape materials (i.e.- mulch) shall be placed within 3' of any building/structure.
19. Screen the perimeter of detention/retention ponds with vegetation.
20. Two-way drive aisles between perpendicular parking stalls shall be at least 26' wide.
21. Provide a sidewalk connection to building #4.
22. The side facades of the buildings, facing E. Division St. shall be treated as front facades.
23. Provide a trash can and bike rack at each building.
24. Reduce the parking to adhere to the required parking in accordance with the proposed use calculations.
25. No outside storage is allowed within areas other than required yards, in accordance with 7.103.4.5.
26. Provide dumpsters/enclosures in accordance with 7-103.11 at the time of FMDP/SP submittal.
27. Sidewalks shall be a minimum of six feet in width.
28. Revise general notes on page C0.03 to remove references to residential developments and HOA's.
29. Provide a photometric plan at FMDP submittal.
30. Provide a schedule for the exterior maintenance (to include pressure washing) of all structures.
31. If ponds are determined to be wet, then lighting, fountain and fencing shall be installed.
32. Abandon and access easements to hunting hills when replatting the property.
33. Install additional mature trees (oak or maple) where building is higher and visible from the southeast corner of the property.

**Public Works:**

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 requested and granted.
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 station shall be public and built to City specifications.
7. 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.
8. If wet ponds are proposed, aeration shall be provided.
9. Due to the proximity of the creek, the developer/engineer shall determine if detention areas shown can be a detriment to the site. A request to waive detention and provide

supporting analysis shall be addressed at FMDP.

- 10. All TDEC stream buffer regulations apply and shall be incorporated into the construction plans.
- 11. The following improvements shall be made to E. Division Street prior to the issuance of the first C.O.:
  - a. The culvert between this site and Amazon shall be extended or replaced to accommodate the future E. Division Street widening project. Public Works shall provide the required right-of-way width at FMDP.
  - b. E. Division Street shall be widened to a three-lane section along the frontage. Curb and gutter shall be installed on the south side and a 2' shoulder shall be installed on the north side. The curb line on the south side shall align with the City's E. Division Street widening project.
  - c. A 10' wide shared-use path shall be constructed to City standard along the frontage and shall connect with the existing path on the Amazon frontage.
  - d. A westbound left-turn lane shall be constructed at the intersection with Old Lebanon Dirt Road.
  - e. For the offsite improvements, the developer will make all due diligence to acquire the necessary easements or right-of-way. If efforts of acquisition are unsuccessful after 120 days of due diligence, the City of Mt. Juliet agrees to proceed with the public acquisition process to facilitate the attainment of said easements or right-of-way including, if necessary, the eminent domain process as the improvement in question is necessary to the health, safety, and welfare of the general public. The easements or right-of-way will be based on an appraisal and a review appraisal by state licensed appraisers and such appraisal will be shared with the City of Mt. Juliet. All expenses including easements, acquisition services, appraisals, etc. will be at the expense of the developer.
- 12. The site frontage shall be graded 4:1 or flatter within 15' of E. Division Street.
- 13. An updated sight distance exhibit shall be provided at FMDP to AASHTO standards. The design speed shall be 45mph, matching the 85th percentile speed on E. Division.
- 14. The driveway spacing is insufficient for a minor arterial. However, the spacing exceeds major collector spacing. Staff supports the lesser classification.
- 15. A minimum of 14 ADA spaces are required. The spaces shall be distributed throughout the site with at least 1 space at each office location.
- 16. A minimum edge clearance of 15' shall be provided between the property line and the nearest driveway.
- 17. The central driveway shall be restricted to right-out egress. Full access ingress shall be permitted. Pedestrian refuge shall be provided in the median island in the driveway.

**WWUD:**

- 1. No comments on annexation.
- 2. Water lines shown are not WWUD's design. Discussions are being held about how to best serve this development.

**Wilson County Schools:**

- 1. No Comments Received.

A motion was made by Vice Chair Rast, seconded by Commissioner Armistead, that this Ordinance be **\*\*Positive Recommendation to the Board of Commissioners**, on meeting date of 6/8/2026. The motion carried by the following vote:

**RESULT:**       **\*\*POSITIVE RECOMMENDATION**

**MOVER:**       David Rast

- SECONDER:** Linda Armistead
- Aye:** Vice Chair Rast, Commissioner Giles, Commissioner Armistead, and Chairperson Winchester
- Nay:** Commissioner Searcy, Commissioner Bulmon, and Commissioner Franklin
- Absent:** Commissioner Christenson, and Commissioner George

**9. Emerson Park**

**9.A.** \*\*Review the Annexation Request for Emerson Park, located off Chandler Rd.

Items 9.A & B heard together.

Staff reviewed their reports and answered questions from the commission. Chairman Winchester closed the planning commission meeting and opened a public hearing. There were no public comments. Chairman Winchester closed the public hearing and reopened the planning commission meeting. There were no public comments.

A motion was made by Chairperson Winchester, seconded by Commissioner Bulmon, that this Ordinance be \*\*Positive Recommendation to the Board of Commissioners, on meeting date of 6/8/2026. The motion carried by the following vote:

- RESULT:** \*\*POSITIVE RECOMMENDATION
- MOVER:** Luke Winchester
- SECONDER:** Nathan Bulmon
- Aye:** Vice Chair Rast, Commissioner Searcy, Commissioner Bulmon, and Chairperson Winchester
- Nay:** Commissioner Giles, Commissioner Armistead, and Commissioner Franklin
- Absent:** Commissioner Christenson, and Commissioner George

**9.B.** \*\*Review the Plan of Services for Emerson Park, Located off Chandler Rd.

A motion was made by Chairperson Winchester, seconded by Commissioner Bulmon, that this Resolution be \*\*Positive Recommendation to the Board of Commissioners, on meeting date of 6/8/2026. The motion carried by the following vote:

- RESULT:** \*\*POSITIVE RECOMMENDATION
- MOVER:** Luke Winchester
- SECONDER:** Nathan Bulmon
- Aye:** Vice Chair Rast, Commissioner Searcy, Commissioner Bulmon, and Chairperson Winchester
- Nay:** Commissioner Giles, Commissioner Armistead, and Commissioner Franklin
- Absent:** Commissioner Christenson, and Commissioner George

- 9.C. \*\*Review the Preliminary Master Development Plan PUD, including a Rezone from Wilson County R-1 to RS-20 PUD for Emerson Park, located off Chandler Rd. Staff reviewed their reports and answered questions from the commission. Rob Molchan, SEC, 850 Middle Tennessee Blvd. Murfreesboro, TN, represented the project. Rob Molchan requested a 1 month deferral. This Ordinance was deferred to the Planning Commission due back on 6/18/2026  
**RESULT: DEFERRED**

**10. Site Plans**

- 10.A. Review the Site Plan for Two Rivers Ford Service Center, located at 204 Belinda Parkway. Staff reviewed their reports and answered questions from the commission.

**Fire Department:**

- 1. No Comments Received.

**Planning:**

- 1. All requirements of Article VII shall be adhered to, except any waivers granted by the Planning Commission.
- 2. The Planning Commission granted a waiver to 7-103 Industrial Design Standards, allowing for the reduction on the 100% brick or stone requirements as follows: 17.1% brick, 63.9% metal siding and 19.8% architectural panels.
- 3. All brick shall be clay, baked and individually laid.
- 4. Metal and vinyl shall not be permitted for façade materials.
- 5. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
- 6. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
- 7. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.
- 8. All parking area islands shall include grass and/or tree, not mulch, stone or any other material.
- 9. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
- 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. All signage shall be reviewed under separate application to the Planning Department. Please be advised that monument signage if used, will required a plat with the location showing outside of the right-of-way or any PUDE's.
- 14. HVAC equipment shall be screened from horizontal view.

**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. Add utility contacts on the front page.
- 4. Roof drains shall be subsurface.
- 5. EPSC measures shall not be installed within existing, preserved landscaping buffers.
- 6. Sewer availability has been requested and granted.
- 7. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
- 8. The ADA parking spaces shall be at least 9' wide.

**WWUD:**

- 1. Easement acquisition is the Owner's responsibility.
- 2. P.I.V. goes between the meter and backflow device.

**Wilson County Schools:**

- 1. No comments received.

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** Nathan Bulmon

**SECONDER:** Linda Armistead

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

**Absent:** Commissioner Christenson, and Commissioner George

**10.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. Mina, 11 Martin Luther King Blvd. Chattanooga, TN Represented the project. Mina requested a deferral.

This Action Item was deferred indefinitely.to the Planning Commission due back on 6/18/2026

**RESULT:** DEFERRED

**11. Final Master Development Plan**

**11.A.** Review the Final Master Development Plan for the Golden Bear Multi Family, located at 4515 Beckwith Rd.

Staff reviewed their reports and answered questions from the commission. Drew Hardison, Barge Design, 615 3rd Ave S #700, Nashville, represented the project.

There were no citizen comments.

**Fire Department:**

1. No Comments Received.

**Planning:**

1. Non-masonry materials shall not exceed 30% per façade, revise elevations to comply at site plan submittal.
2. All requirements of 6-104.1 shall be adhered to except any waivers granted via PMDP approval.
3. All requirements of 5-104.1 and 4-114 shall be adhered to except any waivers granted via PMDP approval.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be natural and individually laid.
6. Vinyl is prohibited as a façade material.
7. All fencing shall be low maintenance, decorative type, wood is not permitted.
8. Retaining walls shall be constructed of segmental block or faces with masonry.
9. All requirements of ordinances 24-04 and 24-52 shall be adhered to.
10. Identify the acreage involved with this portion of the PUD at site plan submittal.
11. Identify the acreage and percentage of improved open space.
12. Provide overall density calculations at site plan submittal. It shall not exceed 13.9 upa as permitted via the preliminary master development plan.
13. Provide lot coverage data at site plan submittal.
14. Provide impervious surface calculations at site plan submittal.
15. Label all amenities provided. The PMDP requires that areas "D" and "F", in addition to the pool, dog park and clubhouse shown, a fitness center, game room and pocket park.
16. The clubhouse shall be at least 2,000sf of conditioned space.
17. Flammable landscape material is not permitted within 3' of any structure.
18. Parking lot lighting shall be placed in landscape islands or grass areas, not in paved vehicular use areas.
19. Wood shall not be permitted for balcony flooring.
20. Rooftop HVAC and utility equipment shall be screened from horizontal view via parapet walls.
21. Wall mounted meter and utility equipment shall be painted to match the façade it is attached to or screened via masonry.
22. Ground mounted HVAC equipment shall be screened from horizontal view via masonry and/or vegetation.
23. The dumpster and trash compactor enclosures shall comply with 6-103.7.
24. A site plan shall be submitted and approved by the Planning Commission before submitting a land disturbance application.
25. Identify required loading zones on subsequent submittals.
26. Provide water and shade at the dog park.

**Public Works:**

1. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
2. The development shall meet all conditions of the active PUD.
3. A macerator will be required to be installed within the wastewater conveyance system.
4. All sewer shall be public (minus service laterals) and within a 20' utility easement.
5. Roadway infrastructure shall be installed (to binder) on the realigned Beckwith Road before the issuance of the Land Disturbance Permit.

- 6. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
- 7. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
- 8. Update sewer availability during construction plan review.
- 9. The current notes are for McFarland Farms. The notes shall be revised for resubmittal.
- 10. Pedestrian access routes are needed from Golden Bear Place ROW.
- 11. The median island in the driveway on Old Beckwith Road shall provide pedestrian refuge.
- 12. Provide pedestrian access easements along the greenway.
- 13. Provide an easement to the sewer building in the northeast corner of the site.
- 14. The driveway return radius shall not overlap with any stormwater infrastructure.

**WWUD:**

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

**Wilson County Schools:**

- 1. No Comments Received.

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** Linda Armistead

**SECONDER:** Larry Searcy

**Aye:** Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

**Absent:** Commissioner Christenson, and Commissioner George

**Abstain:** Vice Chair Rast

**12. Amendments**

**12.B.** \*\*Review the Zoning Ordinance Amendment to Articles 14, Site Plan Expirations. This Ordinance was deferred.to the Planning Commission due back on 6/18/2026

**RESULT:** DEFERRED

**12.C.** Review the Subdivision Regulations Amendment to Article 4-103, Streets and Pedestrian Ways.

Staff reviewed their reports and answered questions from the commission.

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** Art Giles

**SECONDER:** Luke Winchester

**Aye:** Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

**Nay:** Vice Chair Rast

**Absent:** Commissioner Christenson, and Commissioner George

**12.D.** \*\*Review the Zoning Ordinance Amendment to Article XI, Sign Regulations. Staff reviewed their reports and answered questions from the commission.

Michael Mullins, 2425 N. Mt. Juliet Rd. thanked Jill and Marty for rewriting the sign ordinance.

A motion was made by Commissioner Bulmon, seconded by Vice Chair Rast, that this Ordinance be \*\*Positive Recommendation to the Board of Commissioners, on meeting date of 6/8/2026. The motion carried by the following vote:

**RESULT:** \*\*POSITIVE RECOMMENDATION

**MOVER:** Nathan Bulmon

**SECONDER:** David Rast

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

**Absent:** Commissioner Christenson, and Commissioner George

**13. Adjourn**

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

**RESULT:** APPROVED

**MOVER:** David Rast

**SECONDER:** Linda Armistead

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

**Absent:** Commissioner Christenson, and Commissioner George

**\*\*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



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1766

**Agenda Date:** 6/18/2026

**Agenda #:** 6.A.

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**Title:**

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



**Item 6.A.**

**Staff Report**

**June 18, 2026 – Regional Planning Commission**

**Project Name:**

145 Bear Crossing Lot FP Lots  
12 & 15

**Address:** 145 Bear Crossing

**Legal Description:**

Map(s) - 78  
Parcel(s) – 13.16

**District:** 1 – Commissioner  
Giles

**Applicant:** Jessica Gore

**Property Owner:** LP Office LLC

**Request:** Final Plat Lots 12 & 15

**Current Zoning:** CI

**Attachments:**

Final Plat

**Staff:**

Jon Baughman, City Planner  
Jill Johnson, Planner I

**Request:** The applicant seeks final plat approval for two commercial lots in the Legacy Pointe subdivision.

**Description/History:** The subject property is 15.51 acres in Legacy Pointe. Lot 12 is 10.44 acres and lot 15 is 5.07 acres. The plat includes a cross-access easement and utility locations are displayed. The final plat is compliant with applicable subdivision regulations and zoning regulations.

**Recommendation:** Staff recommends approval of the final plat for Legacy Pointe lots 12 & 15, subject to the conditions below.

**Conditions (by Department):**

**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.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1767

**Agenda Date:** 6/18/2026

**Agenda #:** 7.A.

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**Title:**

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



**Item 7.A.**

**Staff Report**

**June 18, 2026 – Regional Planning Commission**

**Project Name:**  
Providence Church Expansion

**Address:**  
2293. S. Rutland Road

**Legal Description:**  
Map(s) - 095  
Parcel(s) – 001.00

**District:**  
4 – Jennifer Milele

**Applicant:**  
Kevin Gangaware,  
CSDG

**Property Owner:**  
Providence Church of  
Mt. Juliet

**Request:**  
Site Plan

**Zoning:**  
RS-10 PUD

**Attachments:**  
Site Plan

**Staff:**  
Jon Baughman, City Planner  
Jill Johnson, Planner I

**Request:** The applicant requests site plan modification approval for an addition to Providence Church on S. Rutland Road.

**Description/History:** This is an existing church on the north side of S. Rutland Road. The addition will add 9,428sf to the building and includes additional parking and related improvements.

**Zoning:** The property is zoned RS-10 PUD. The church received a conditional use permit for the initial church building, through the Board of Zoning Appeals on November 10, 2011. The church also received an additional conditional use permit through Board of zoning appeals on April 9, 2026, for the expansion request.

**Zoning Regulations/Code References:**

**Article VI Commercial District Regulations**

**6.103 Bulk Regulations:** This plan is compliant with all bulk regulations, excepting any waivers or conditions listed below.

**6-103.7 Commercial Design Standards:** The addition will match the existing structure in architectural form. Two waivers are requested and detailed below, including façade materials and HVAC screening.

**Article IX Parking:** The plan is compliant with all vehicular and pedestrian access regulations. A future parking expansion area is noted on the plans.

**Article X Landscaping:** The plan is currently under review. Comments are via separate cover. Deficiencies shall be addressed prior to submission of construction plans to Public Works.

**Waiver/Variance Requests:**

1. **Building Façade Material** – As shown **P&Z STAFF SUPPORTS**
2. **Parapet Walls for HVAC Screening** - As shown **P&Z STAFF SUPPORTS**
3. **Building Height** – To exceed 35’ in areas due to grade. **P&Z STAFF**

**SUPPORTS**

**Summary:** This site plan modification is for a 9,428sf addition to Providence Church with associated improvements. The BZA has already issued a conditional use permit for expansion of this conditional use in residential zoning. The waivers detailed above are subject to Planning Commission approval.



**Recommendation:** Staff recommends approval of the Site Plan Modification for an addition to Providence Church on S. Rutland Road subject to the following conditions.

**Conditions (by Department):**

**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.

**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.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1673

**Agenda Date:** 6/18/2026

**Agenda #:** 7.B.

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**Title:**

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



**Item 7.B.**

**Staff Report**

**June 18, 2026 – Regional Planning Commission**

**Project Name:**

3007 N. Mt. Juliet Rd.  
Retail Center

**Address:**

3007 N. Mt. Juliet Rd.

**Legal Description:**

Map(s) – 0721  
Parcel(s) – 024.00

**District:**

3 – Scott Hefner

**Applicant:**

Joyce Jalkh, CEG

**Property Owner:**

Mena Bishai

**Request:**

Site Plan

**Current Zoning:**

CTC

**Attachments:**

Site Plan

**Staff:**

Jon Baughman, City Planner  
Jill Johnson, Planner I

**Request:** The applicant seeks site plan approval for a proposed multi-tenant commercial building to be located at 3007 N. Mt Juliet Road.

**Description/History:** This plan proposes a 19,204 sf multi-tenant commercial building, on 2.9 acres along N. Mt. Juliet Rd., to include eight (8) suites, with a variety of uses including retail and restaurant.

**Zoning:** The property is zoned CTC, commercial town center, and all proposed uses are permitted by right in this district. All applicable code regulations are applied in accordance with the base zoning district.

**Zoning Regulations/Code References:**

**Article VI Commercial District Regulations**

**6.103 Bulk Regulations:** This plan is compliant with all bulk regulations, including setbacks, height, lot coverage and impervious surfaces.

**6.104 Supplemental Design Provisions:** This plan is proposed to be compliant with the supplemental design provisions; however, any deficiencies are noted in the conditions of approval. There are no waivers or variance requests.

**6-103.7 Commercial Design Standards:** The building appears to comply with regulations; The applicant has noted compliance with the 100% brick/stone requirement and provided associated elevations for reference.

**Article IX Parking:** The plan proposed is not fully compliant with all vehicular and pedestrian access regulations; the deficiencies are noted in the conditions of approval.

**Article X Landscaping:** The plan is currently under review. Deficiencies shall be addressed prior to submission of construction plans to Public Works.

**Summary:** The submittal as provided, was previously heard at the April 2026 Planning Commission meeting, however, the project did not have representation at the meeting, so the plan failed at the table. The applicant reapplied, and attended the May 2026 meeting, but deferred to coordinate response efforts among his engineering and architectural staff.

**Recommendation:** Staff recommends approval of the site plan, for 3007 N. Mt. Juliet Road, with the following conditions to be included in the approval:



**Conditions (by Department):**

**Fire Department:**

1. Both designated access areas shall be marked as "**Fire Lane – No Parking**" and identified with red curb striping/markings.
2. Install "**No Parking – Tow Away Zone**" signage within both areas.
3. Markings and signage should be clearly visible to ensure these areas remain unobstructed and available for fire department access at all times.

**Planning:**

1. All requirements of Article VI shall be adhered to, except any waivers granted by the Planning Commission.
2. The building façade shall consist of 100% masonry materials.
3. All brick shall be clay, baked and individually laid.
4. All stone shall be a natural product and individually laid.
5. Identify the percentage of each façade material (brick and stone) per building façade.
6. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
7. Wall mounted exterior lighting fixtures shall be decorative sconce type.
8. Parking lot lighting shall have decorative fixtures mounted to poles that shall be painted black.
9. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
10. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
11. All parking area islands shall include grass and/or trees, not mulch, stone or any other material.
12. All bollards shall be painted a color complimentary to the building façade, not yellow.
13. Signage shall be submitted under separate cover 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.
14. Provide a decorative trash at each suite entrance and provide a detail.
15. Provide location of 5 space, wave style bike rack, as required.
16. Should any fencing be used, it shall be decorative and constructed of low maintenance materials.
17. Revise the dumpster enclosure details which shall include masonry enclosure, pedestrian door, metal gates, and shall adhere to 6.103.7.7. Wood is prohibited as shown on C204.
18. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
19. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.
20. Retaining walls shall be constructed of segmental block or faced with masonry to match the building. Details shall be provided.
21. Please provide the formal name of the complex, for record keeping purposes.
22. A revised site plan page (C2.01) was received on 6/10/26 via email, showing a proposed new ingress/egress further to the North, which further complicates the circulation profiles, and the two required loading docks. Staff recommends reassessment of the circulation around the entire perimeter of the site, and relocation of the loading area.



**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. A letter of approval from West Wilson Utility District will be required prior to the issuance of the Land Disturbance Permit.
4. Provide proof of acquired sewer easements prior to the issuance of the Land Disturbance Permit.
5. Each restaurant use shall have a 1,500-gallon grease trap (Jarratt one-piece).
6. Sufficient sight-distance is provided with the new location of the driveway, though exiting vehicles will need to be extra vigilant.
7. A northbound right-turn deceleration lane is required at the site access.
8. The sidewalk along the frontage shall be widened to 6' wide.
9. Provide a pedestrian access route from the ROW to the building.
10. Provide a sidewalk for the parking spaces along the side and back of the building.
11. Access to the southern loading zone is largely inaccessible for heavy vehicles. Staff recommends a full-loop drive around the building.
12. The number of parking spaces could limit future building uses.
13. ADA parking spaces need to meet City parking dimension as well as ADA.

**WWUD:**

1. One might consider having a meeting with WWUD concerning relocating a water line. WWUD will design the relocation of the water line. Having said that, the water line probably will not be placed in the same location of the existing water line. This is a main transmission and removing from service is really not an option until a new one is in place.
2. The backflow device cannot go in the parking places as shown.
3. Further comments will come after the water line relocation has been designed by WWUD. The design could change the location of storm and sewer structures due to required minimum clearances.

**Wilson County Schools:**

1. No comments received.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1768

**Agenda Date:** 6/18/2026

**Agenda #:** 7.C.

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**Title:**

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



Item 7.C.

**Staff Report**

**June 18, 2026 – Regional Planning Commission**

**Project Name:**

Benton Plaza

**Address:**

12440 Lebanon Rd.

**Legal Description:**

Map(s) - 053  
Parcel(s) – 101.01

**District:**

1- Art Giles

**Applicant:**

Jake Porter,  
Heritage Civil

**Property Owner:**

Elliott Reserve Partners, LLC

**Request:**

FMDP & Site Plan

**Current Zoning:**

CMU-PUD

**Attachments:**

FMDP & Site Plan

**Staff:**

Jon Baughman, City Planner  
Jill Johnson, Planner I

**Request:** Applicant seeks Final Master Development Plan and Site Plan approval for a multi-tenant commercial building to be located at 12440 Lebanon Road as part of the commercial portion of the Elliott Reserve project.

**Description/History:** This plan proposes a 10,525 sf multi-tenant commercial building on 1.54 acres, along Lebanon Rd., to include six (6) suites, with a variety of uses including restaurant and retail services.

**Zoning:** The property is zoned CMU-PUD (ordinance 2024-41) and all proposed uses are permitted by right in this district. All applicable code regulations are applied with the base zoning district.

**Code References:**

***Article VI Commercial District Regulations***

**6.103 Bulk Regulations:** This plan is compliant with all bulk regulations, including setbacks, height, lot coverage and impervious surfaces.

**6.104 Supplemental Design Provisions:** This plan is proposed to be compliant with most of the supplemental design provisions; however, any deficiencies are noted in the conditions of approval. There are no waiver or variance requests.

**6-103.7 Commercial Design Standards:** The building is faced with stone and brick. The HVAC equipment is screened via the parapet wall.

**Article IX Parking:** The plan is proposed to be compliant with most of the vehicular and pedestrian access regulations; however, any deficiencies are noted in the conditions of approval. There are no waiver or variance requests.

**Article X Landscaping:** The plan is currently under review. Deficiencies shall be addressed prior to submission of construction plans to Public Works.

**Waiver/Variance Requests:**

1. **12-105.6 Environmental and operational performance standards:** The applicant is requesting a variance to permit up to 1.0 foot-candle of light spillover (0.5 foot-candle permitted) across the southern property boundary due to the significant separation from residential structures and the unbuildable nature of the property immediately south of the site. **P&Z does not support. A variance would be required from the BZA.**



2. **4-103.403 (subdivision regulations) Required improvements or dedications:** The applicant is requesting a waiver from the requirement to install offsite traffic calming devices on Sunset Drive based on city staff determination that such improvements are no longer necessary. **A PUD amendment is required for this request. P&Z staff does not support.**

**Summary:** The plan as submitted addresses most staff comments from prior reviews. Outstanding issues are minor and may be addressed via the conditions of approval below. The final master development plan is in substantial conformance with the previously approved preliminary master development plan.

**Recommendation:** Staff recommends approval of the Final Master Development Plan and Site Plan for Benton Plaza, with the following conditions to be included in the approval:

**Conditions (by Department):**

**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. **Staff supports waiving the condition.**
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.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1770

**Agenda Date:** 6/18/2026

**Agenda #:** 7.D.

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**Title:**

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

**Item 7.D.**

**City of Mt. Juliet  
Department of Engineering  
Report of Submittal Review**

**Date Received: June 09, 2026 (May 26, 2026)**  
**Project Name: The Sutton (6315 Golden Bear Gateway)**  
**Project Phase:**  
**Submitted By: Barge Design**

**Nature of Submittal:**

- Preliminary Plat
- Final Plat
- Site Plan – Mass Grading
- PMDP
- FMDP
- Construction Plans

**Engineering Comments:**

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 Comments:**

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

**Recommendation: Approved with conditions**

**Review Date: June 11, 2026 (May 28, 2026)**

**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**



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1769

**Agenda Date:** 6/18/2026

**Agenda #:** 8.A.

---

**Title:**

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



**Item 8.A.**

**Staff Report**

**June 18, 2026 – Regional Planning Commission**

**Project Name:**

10555 Lebanon Rd.

**Address:**

10555 Lebanon Rd.

**Legal Description:**

Map(s) - 054

Parcel(s) – 024.00

**District:**

Art Giles – District 1

**Applicant:**

Ram Gona

**Property Owner:**

William D. Helton

**Current Land Use:**

Thoroughfare Commercial

**Request:**

Rezone –

CRC, commercial retail center

**Current Zoning:**

RS-40, low density residential

**Attachments:**

Map

**Staff:**

Jon Baughman, City Planner

Jill Johnson, Planner I

**Request:** The applicant seeks a rezone for this parcel, located at 10555 Lebanon Road.

**Description/History:** This property is approximately 1.5 acres on the north side of Lebanon Road, just due east of York Road, and north of the Park Glen subdivision. This property is currently zoned RS-40, single family residential.

**Zoning:** The property is currently zoned RS-40, single family low-density residential, and the applicant has requested CRC, commercial retail center, which is consistent with the land use plan for this area (thoroughfare commercial).

**Summary:** The current use of the property as a single-family residence is not intended to immediately change. The owner is preparing for any future potential sale of the property. Surrounding and adjacent properties along the Lebanon Road corridor are zoned commercial. This request is consistent with all adjoining properties. The zoning is supported by the City’s future land use plan (thoroughfare commercial).

**Recommendation:** Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the rezone of 10555 Lebanon Rd. and to include the conditions of approval as shown.

**Conditions (by Department):**

**Fire Department:**

1. No Comments

**Planning:**

1. Should the property be rezoned it is subject to the permitted uses and all regulations associated with CRC, commercial retail center (article VI) zoning.

**Public Works:**

1. No Comments

**WWUD:**

1. No Comments

**Wilson County Schools:**

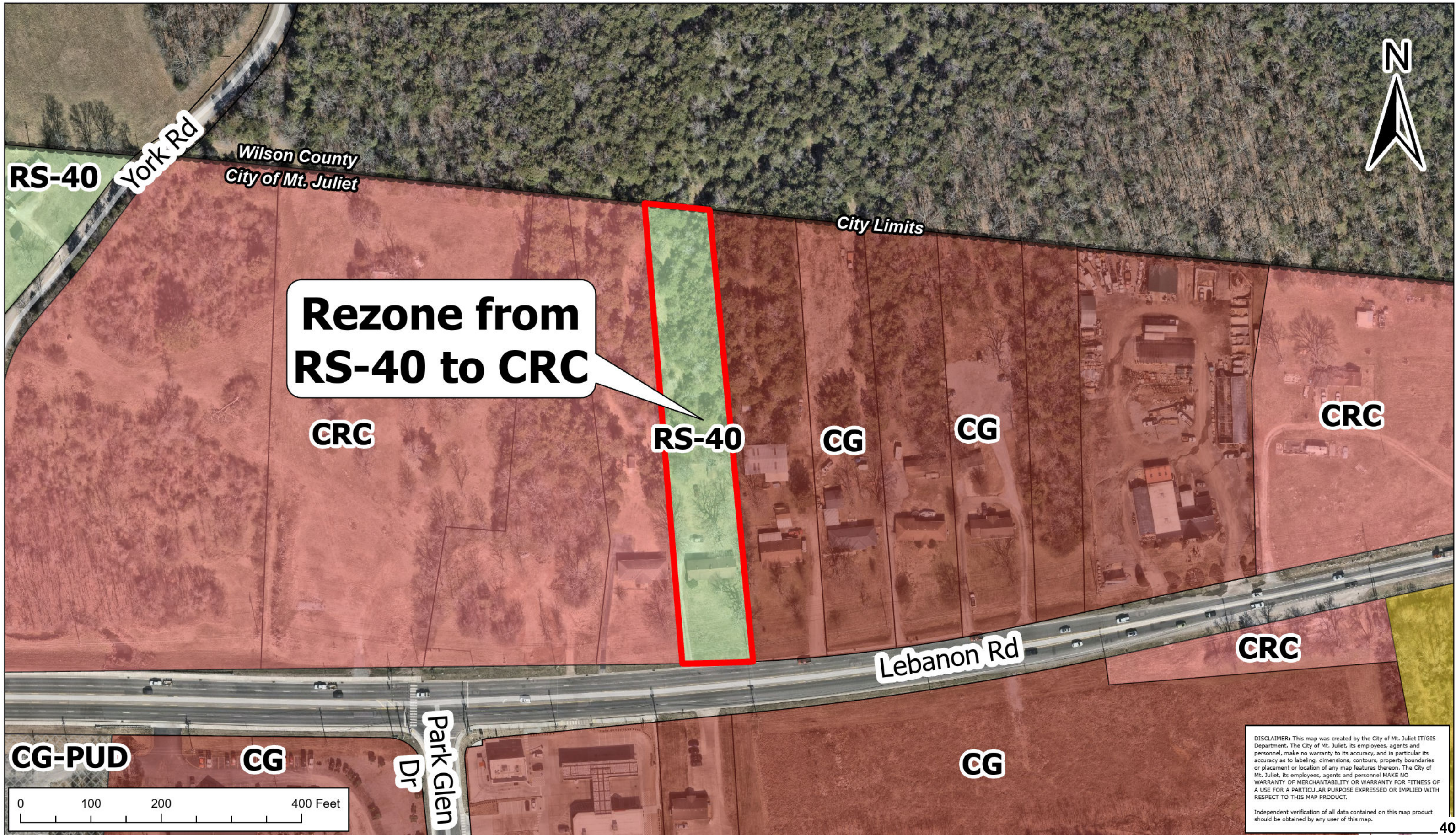
1. No Comments Received.



# Exhibit B Rezone

# 10555 Lebanon Road

## Map 054, Parcel 024.00



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# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1776

**Agenda Date:** 6/18/2026

**Agenda #:** 9.A.

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**Title:**

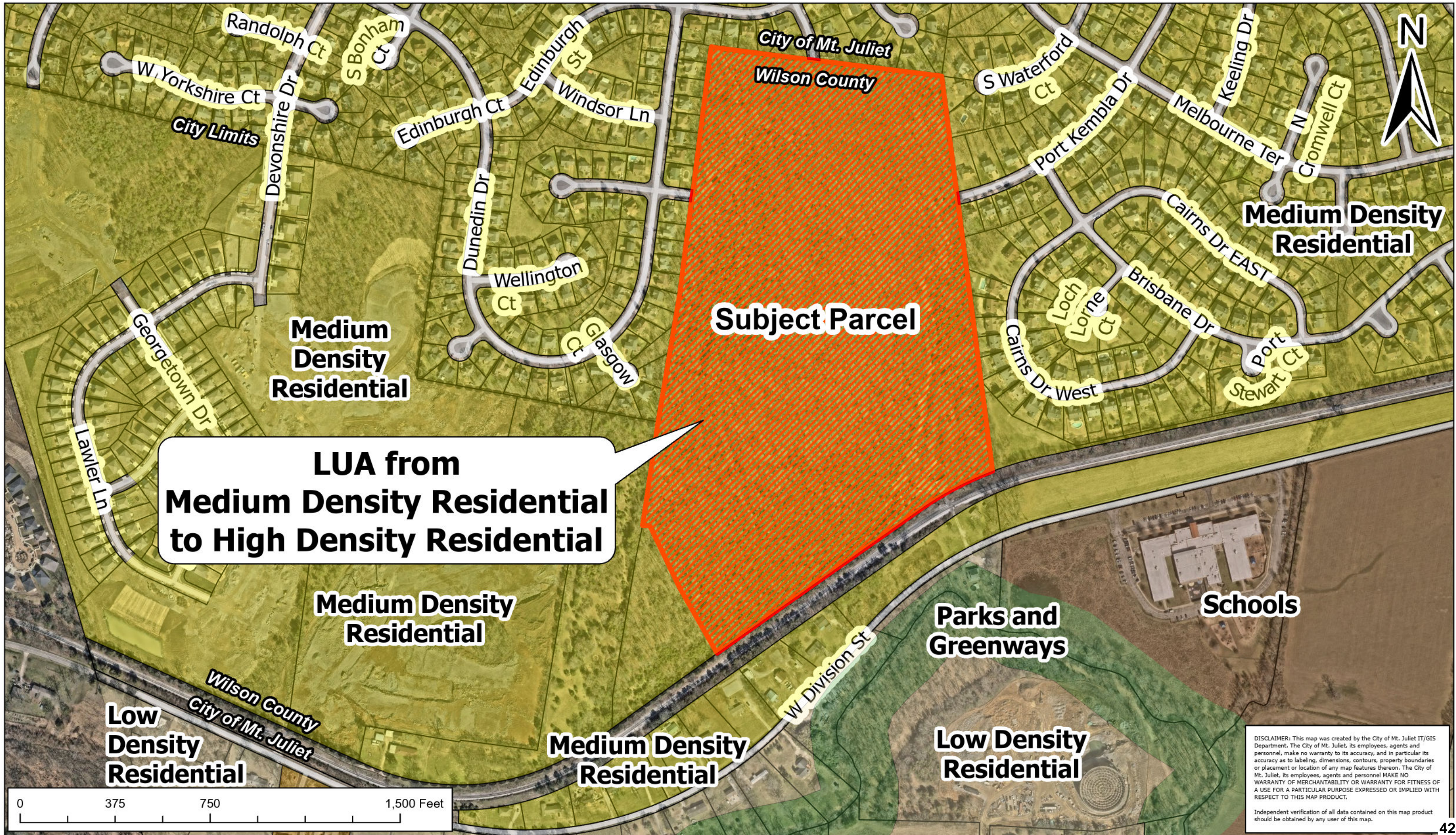
\*\*Review the Land Use Plan Amendment from Medium Density Residential to High Density Residential for Kensington Ridge, Located at 2770 W. Division St.



# Exhibit B LUA

## 2770 W Division St.

### Map 073, Parcel 003.00





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1777

**Agenda Date:** 6/18/2026

**Agenda #:** 9.B.

---

**Title:**

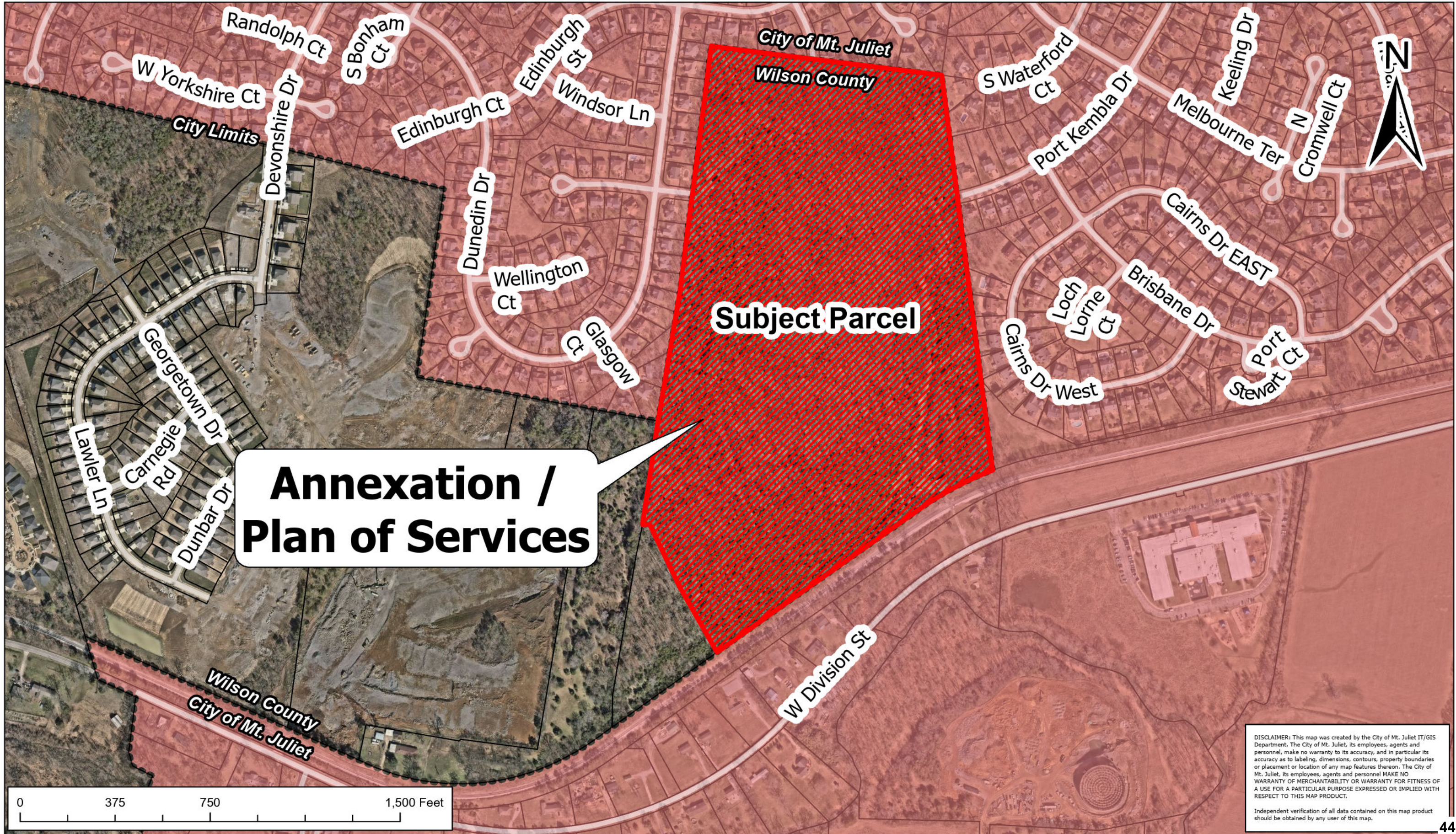
\*\*Review the Annexation request for Kensington Ridge, located at 2770 W. Division St.



# Exhibit B Annexation / Plan of Services

## 2770 W Division St.

### Map 073, Parcel 003.00





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1778

**Agenda Date:** 6/18/2026

**Agenda #:** 9.C.

---

**Title:**

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

## **RESOLUTION - 2026**

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY LOCATED AT 2770 W. DIVISION ST., MAP 073, PARCEL 003.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY:

**WHEREAS**, Tennessee Code Annotated Section 6-51-102 an amended requires 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 located at 2770 W. Division St., 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 2770 W. DIVISION ST., 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.

**E. Refuse Collection:**

## RESOLUTION - 2026

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: RS-15 PUD.

### **J. Street Lighting**

**RESOLUTION - 2026**

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:

\_\_\_\_\_  
Jennifer Hamblen, CMC, 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

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**File #:** 1779

**Agenda Date:** 6/18/2026

**Agenda #:** 9.D.

---

**Title:**

\*\*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.



**Item 9.A.B.C.&D.**

**Staff Report**

**June 18, 2026 – Regional Planning Commission**

**Project Name:**

Kensington Ridge

**Address:**

2770 W. Division St.

**Legal Description:**

Map(s) - 073

Parcel(s) – 003.00

**District:**

2 – Vice Mayor, Bill Trivett

**Applicant:**

Joe Haddix,  
Heritage Civil

**Property Owner:**

Robinson Developments, LP

**Request:**

LUA, AX, POS, PMDP-PUD, RZ

**Current Land Use Designation:**

Medium Density Residential

**Requested Land Use:**

High Density Residential

**Current Zoning:**

Wilson County R-1

**Requested Zoning :**

RS-15 PUD

**Attachments:**

PMDP

**Staff:**

Jon Baughman, City Planner  
Jill Johnson, Planner I

**Request:** The applicant seeks a land use amendment, annexation, plan of services, rezone and preliminary master development plan approval for the proposed Kensington Ridge subdivision located on W. Division St.

**Description/History:** They also are requesting to annex into the City limits approximately 53.15 acres and to rezone to RS-15 PUD. The project will include 134 single-family homes, with open space to include a variety of amenities to include, pickle ball courts, pet park, walking trails, disc golf, along with a playground and play lawn. Access will not be provided to W. Division; however, it is shown via three streets, Portsmouth (west), Wiltshire (north) and Port Kembla (east).

**Land Use Plan & Zoning:** This plan proposes a land use amendment from existing medium density residential to high density residential. The property currently sits within Wilson County with R-1 zoning, and the request is to rezone to RS-15 PUD, with a proposed density of 2.52 upa (2.9 upa max.). If the land use amendment is approved, including the associated annexation and rezone request, the proposed use will be permitted by right, and all applicable code regulations are applied in accordance with the base zoning district.

**Waiver/Variance Requests** - The following waivers have been requested:

1. **4-102 (subdivision regulations) Lot requirements** - Request to allow up to 1.95 acres of disturbance of slopes exceeding 20%. **Public works to address.**
2. **4.104 (subdivision regulations) Functional design criteria** - Request to allow an access lane to be stubbed at the property line. **Public works to address.**
3. **5.104** - Request to deviate from the material standards to allow: Sixty percent (60%) brick and/or stone on all facades  
Forty percent (40%) secondary materials on all facades **P&Z staff support 70/30**
4. **5.104** - Request to omit two-foot masonry column requirement from residential garage doors to match residential elevations as shown. **P&Z staff supports**
5. **5.104** - Request to deviate from the garage dimensional requirements to allow for an interior garage dimension of 405 in lieu of 440 square feet. **P&Z staff supports**



6. **5.104** - Request to deviate from the garage setback requirements for front facing garages to allow for a 5' setback from the front façade in lieu of 10' **P&Z staff supports**
7. **5.104** - Request to offer optional recessed 3<sup>rd</sup> car "bolt on" garage that will be front entry for side entry homesites located on the collector and access streets. Illustration provided for reference.
8. **5.103 Bulk regulations** - Request to deviate from the residential bulk regulations to allow a minimum lot width of 60' in lieu of 75' **P&Z staff supports**
9. **5.104 Bulk regulations** - Request to deviate from the residential bulk regulations to allow the following yard setbacks- Front/corner 20' (30'), Rear 7.5' (10'), Back 20' (20'). **P&Z staff supports**

**Summary:** The applicant is requesting a land use amendment to change the map from the current medium density to high density residential. If approved, the applicant is subsequently requesting annexation, along with a rezone of RS-15 PUD, to correlate with the land use request. The proposal will add 134 single-family homes with a density of 2.52 units per acre. Should the property be annexed and rezoned, along with the approval of the PMDP, a preliminary plat and final master development plan will be required.

**Recommendation:** Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the land use amendment, annexation, plan of services, rezone, and preliminary master development plan for Kensington Ridge, to include the following conditions:

**Conditions (by Department):**

**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. Detailed colored building elevations, including all materials and percentages, shall be required with subsequent submittals.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. Identify and provide all amenity details at FMDP submittal.
7. Fencing shall be decorative and low maintenance type.
8. Flammable landscape materials is not permitted within 3' of any public building.
9. Preserve as many trees as possible. Should the existing vegetation/tree survey be utilized for required landscaping, please include this information on future submittals.
10. 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.
11. 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.
12. Driveways shall be a minimum of 22' in length and 18' in width.
13. Provide covenants and restrictions for review with the final master development plan.



**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)): **Staff 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: **Staff supports**.
  - c. Request to lower the street classification of collectors to access streets: **Staff supports** to match surrounding neighborhood stubs.
  - d. Request to allow up to 1.95 acres of disturbance of slopes exceeding 20%: **Staff 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.

**WWUD:**

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

**Wilson County Schools:**

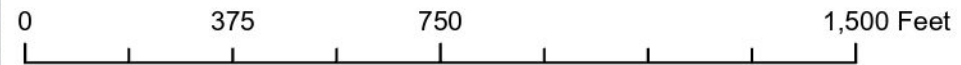
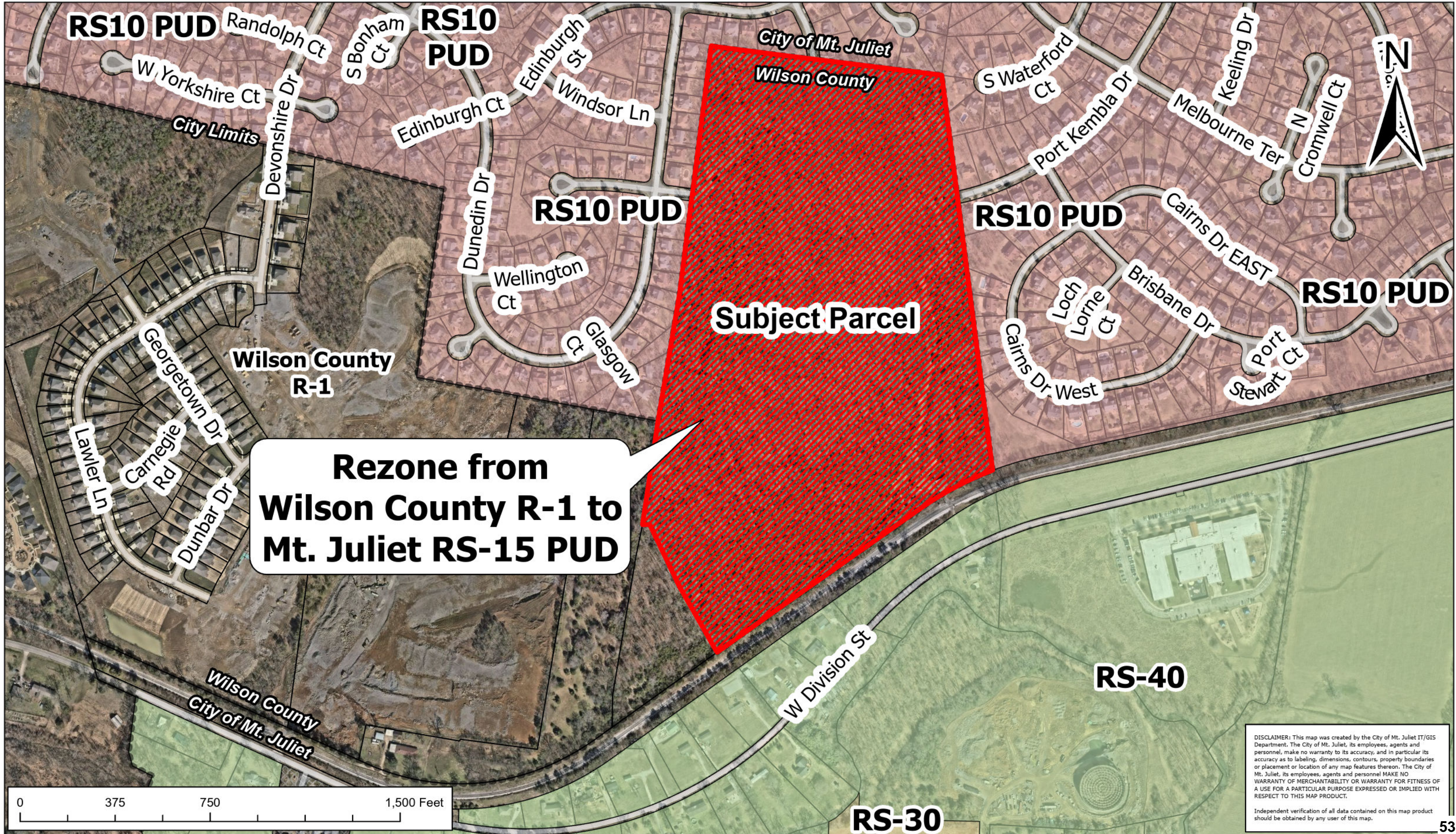
1. No Comments Received.



# Exhibit B PMDP-PUD / Rezone

## 2770 W Division St.

### Map 073, Parcel 003.00



DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.

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# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1740  
10.A.

**Agenda Date:** 6/18/2026

**Agenda #:**

---

**Title:**

\*\*Review the Preliminary Master Development Plan PUD, including a Rezone from Wilson County R-1 to RS-20 PUD for Emerson Park, located off Chandler Rd.



**Staff Report**

**June 18, 2026 – Regional Planning Commission**

**Project Name:**

Emerson Park

**Address:**

Chandler Rd.

**Legal Description:**

Map(s) – 076, Parcel(s) – 008.00

**District:**

2 – Vice Mayor Bill Trivett

**Applicant:**

Michael Dewey, Dewey Engineering

**Property Owner:**

Crotzer Revocable Trust

**Request:**

Annexation, PMDP, RZ, POS

**Current Zoning:**

Wilson County R-1

**Requested Zoning:**

RS-20, PUD

**Current Land Use Designation:**

Medium Density Residential

**Future Land Use Designation:**

No change requested

**Attachments:**

PMDP

**Staff:**

Jon Baughman, City Planner  
Jill Johnson, Planner I

**Request:** The applicant seeks Annexation, Plan of Services, Rezone and Preliminary Master Development Plan approval for the proposed Emerson Park subdivision located on Chandler Road.

**Description/History:** This plan proposes annexing in to the city limits approximately 14.5 acres and a rezone to RS-20 PUD. The project would include 29 single-family homes, with open space to include a concrete walking trail. A preliminary project book is included for review.

**Zoning:** The property is in Wilson County with R-1 zoning, and the request is to rezone to RS-20 PUD, with a proposed density of 2.0 upa. Maximum density permitted in RS-20 is 2.2 upa. If the annexation and rezone are approved, the proposed use will be permitted by right, and all applicable code regulations are applied in accordance with the base zoning district.

**Code References :**

***Subdivision Regulations***

***Article IV. Requirements for improvements, reservations and designs.***

**4.103 – Streets and Pedestrian Ways:** The plan is proposed to be compliant with a majority of the street and pedestrian ways; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the regulations, which are shown under the waivers/variances section.

**4-104 – Functional Design Criteria:** The plan is proposed to be compliant with most of the functional design criteria; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the criteria, which is shown under the waivers/variances section.

***Zoning Regulations***

***Article IV. Establishment of Districts: Provisions for official zoning map***

**4.1 Zoning of Annexed territory** – The plan is compliant with the regulations of annexed territory and zoning.

***Article V. – Residential District Regulations***

**5.103 Bulk Regulations:** The plan is proposed to be compliant with a majority of the bulk regulations; however, any deficiencies are noted in the conditions of approval. The applicant has requested some waivers



from the regulations which are shown under the waivers/variances section.

**5.104.4 Supplemental Design Provisions:** The plan is proposed to be compliant with most of the supplemental design provisions; however, any deficiencies are noted in the conditions of approval. The applicant has requested some waivers from the supplemental design provisions, which are shown under the waivers/variances section.

**Article VIII. Overlay Districts:** The plan is compliant with the overlay district requirements, and all common open space details, including improved recreational space, shall be included within the Final Master Development Plan.

**Article IX. Parking:** The plan is compliant with all vehicular parking requirements.

**Article X. Landscaping:** The applicant submitted a preliminary landscape plan to request a waiver, which is shown in the waiver/variance section. The complete landscape plan is required at the time of preliminary plat/final master development plan for a complete review.

**Waiver/Variance Requests:** The following waivers have been requested:

1. **5.104 Supplemental Design Provisions** - The applicant has requested a waiver for the building façade materials to be 70% brick or stone and 30% fiber cement board. **P&Z SUPPORTS**
2. **5.103 Bulk Regulations** - The applicant has requested a waiver for the side setbacks to be 7.5' in lieu of the required 20'. **P&Z SUPPORTS**
3. **5.103 Bulk Regulations** – Lot width as shown as 65' in lieu of 100' at front setback. **P&Z SUPPORTS**
4. **4.104 (Subdivision regulations) Functional Design criteria** - The applicant has requested a waiver for the cul-de-sac length to be greater than 700'. **PW TO ADDRESS**
5. **4.103 (Subdivision regulations) Street and Pedestrian ways** – The applicant has requested a waiver for the internal street (Moonlight Trail) to be private. **PW TO ADDRESS**

**Summary:** The City's future land use identifies the subject property as medium density residential, and the rezone request to RS-20 is supported by the plan. The proposal adds 29 single family homes on Chandler Road with a density of 2.0 units per acre. Should the property be annexed and rezoned and the PMDP approved, a Preliminary Plat and Final Master Development Plan will be required.

**Recommendation:** Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of services, rezone and preliminary master development plan for Emerson Park, please include the following conditions:

**Conditions (by Department):**

**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. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. Vinyl and metal are prohibited as a façade materials.
6. A monument style entry with enhanced landscaping shall be required.
7. Streetlights shall be maintained by the HOA.
8. Preserve as many trees as possible. Should the existing vegetation/tree survey be utilized for required landscaping, please include this information with the FMDDP submittal.
9. Ensure light bleed from any amenities do not negatively impact the residential lots nearby. Provide a photometric plan with the FMDDP submittal.
10. Include, "Shall be maintained by the HOA" to note #19, about the landscape buffers.
11. Provide a lighted fountain and landscaping around the perimeter of the wet pond.
12. The pumps station shall include decorative screening fencing and/or landscape screening.
13. Remove "improved open space" labels from the islands in the street and at the southwest corner, those areas do not constitute improved 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 variance is requested for houses to front a collector (Chandler Drive): Staff supports with the following conditions:
  - i. A maximum of 4 houses may front Chandler Road. These units shall share a maximum of 2 driveways.
16. A 6' sidewalk shall be installed along the Chandler Road frontage. Curb ramps shall be provided across the development's access drive.
17. Curb and gutter shall be installed along the Chandler Road frontage.
18. The call-box for the gate shall be placed within the center median island.



**WWUD:**

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

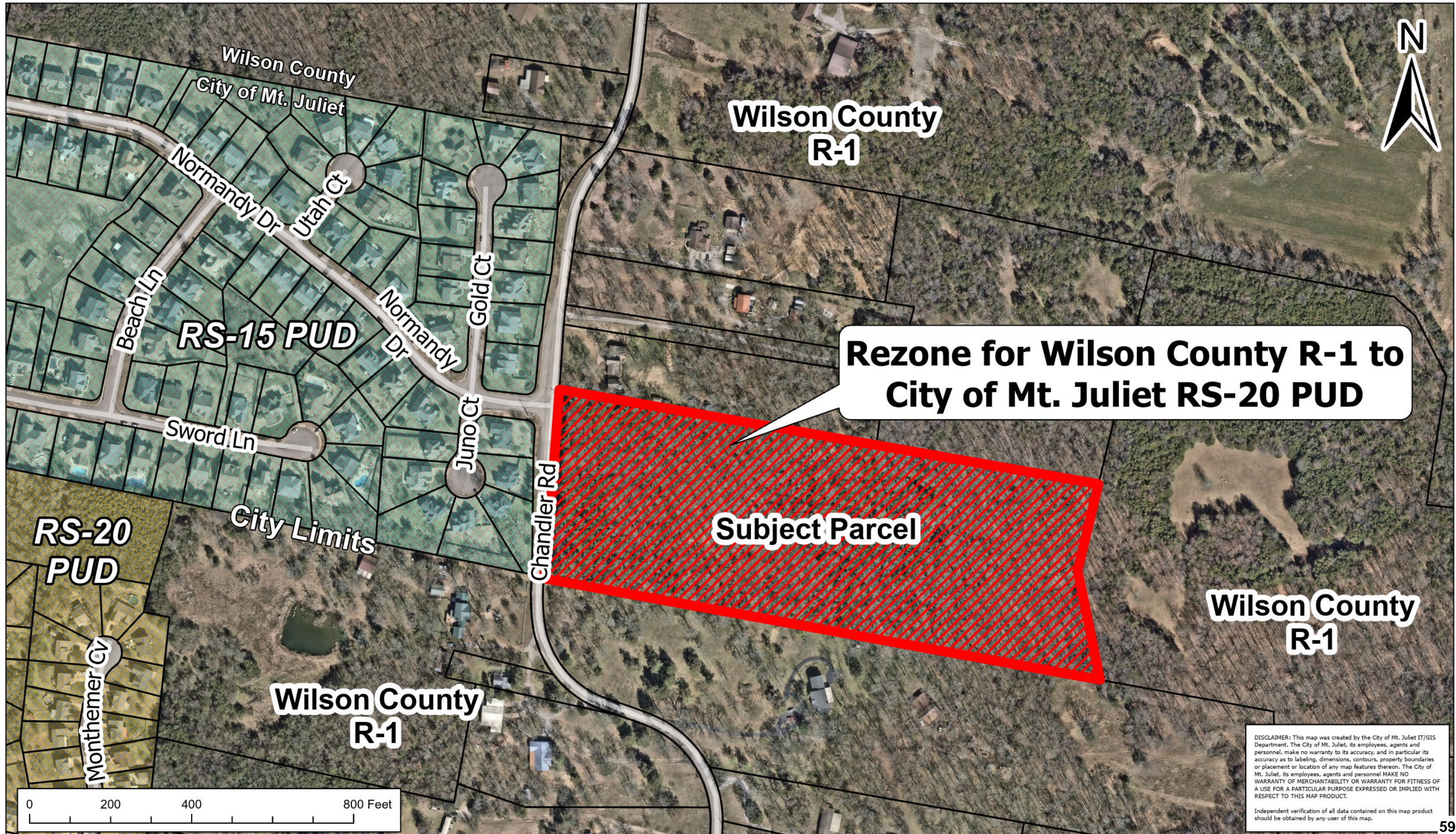
**Wilson County Schools:**

1. No Comments Received.



# Exhibit B PMDP-PUD / Rezone

# Emerson Park Map 076, Parcel 008.00





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1773  
11.A.

**Agenda Date:** 6/18/2026

**Agenda #:**

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**Title:**

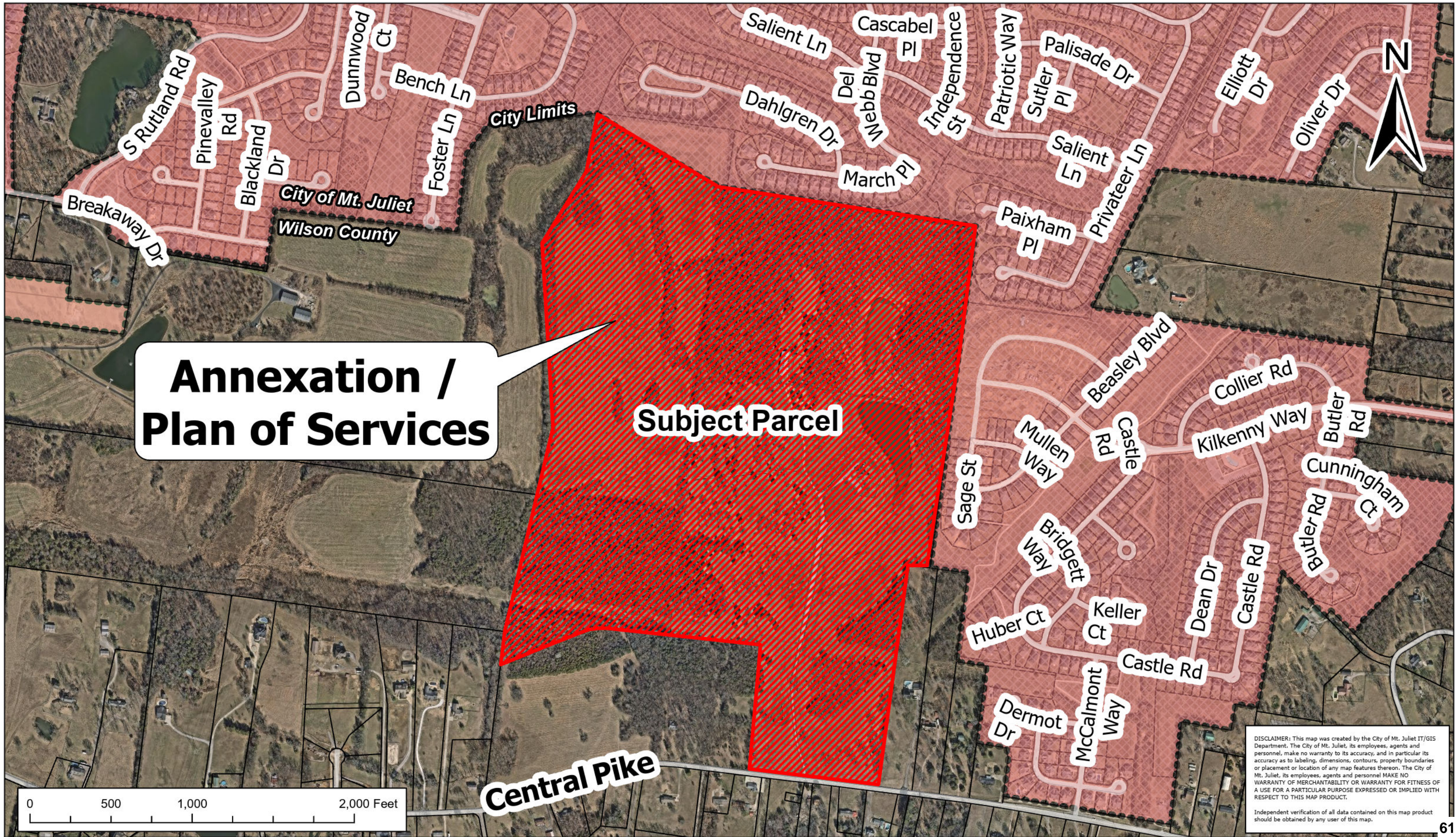
\*\*Review the Annexation request for Aveline, located at 10495 Central Pike.



# Exhibit B Annexation / Plan of Services

# 10495 Central Pike

## Map 099, Parcel 014.00





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1774  
11.B.

**Agenda Date:** 6/18/2026

**Agenda #:**

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**Title:**

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

## RESOLUTION - 2026

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS AVELINE, LOCATED AT 10495 CENTRAL PIKE MAP 099 PARCEL 014.00, 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 Adeline located at 10495 Central Pike, 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 10495 CENTRAL PIKE, 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.

### **E. Refuse Collection:**

## **RESOLUTION - 2026**

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: RS-20 PUD.

### **J. Street Lighting**

**RESOLUTION - 2026**

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:

\_\_\_\_\_  
Jennifer Hamblen, CMC, 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

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**File #:** 1775  
11.C.

**Agenda Date:** 6/18/2026

**Agenda #:**

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**Title:**

\*\*Review the Preliminary Master Development Plan PUD, Including a Rezone from Wilson County R-1 to RS-20 PUD for Aveline, located at 10495 Central Pike.



**Staff Report**

**June 18, 2026 – Regional Planning Commission**

**Project Name:**

Aveline

**Address:**

10495 Central Pike

**Legal Description:**

Map(s) – 099

Parcel(s) – 014.00

**District:**

4 – Jennifer Milele

**Applicant:**

Joe Haddix,  
Heritage Civil

**Property Owner:**

Susan Ladd-Smith Humphreys

**Request:**

AX, PMDP-PUD, Rezone

**Current Zoning:**

Wilson County R-1

**Requested Zoning:**

RS-20

**Attachments:**

PMDP

**Staff:**

Jon Baughman, City Planner  
Jill Johnson, Planner I

**Request:** The applicant seeks Annexation, Plan of Services, Rezone and Preliminary Master Development approval for the proposed Aveline subdivision located at 10495 Central Pike.

**Description/History:** This plan proposes annexing into the city limits approximately 175.52 acres and a rezone to RS-20. The project would include 340 single family lots, with open space and a variety of amenities.

**Zoning:** The property currently sits within Wilson County with R-1 zoning and the request is to rezone to RS-20 PUD, with a proposed density of 1.94 units per acre (2.2 upa max.). If the annexation and rezone are approved, the proposed use will be permitted by right, and all applicable code regulations are applied in accordance with the base zoning district.

**Code References:**

***Subdivision Regulations***

***Article IV. Requirements for improvements, reservations and designs.***

**4-102 – Lot requirements:** The plan is proposed to be compliant with most of the lot requirements; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the regulations, which is shown under the waiver/variances section.

**4.103 – Streets and Pedestrian Ways:** The plan is proposed to be compliant with a majority of the street and pedestrian ways; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the regulations, which are shown under the waivers/variances section.

**4-104 – Functional Design Criteria:** The plan is proposed to be compliant with most of the functional design criteria; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the criteria, which is shown under the waivers/variances section.

***Zoning Regulations***

***Article IV. Establishment of Districts: Provisions for official zoning map***

**4.105 Zoning of Annexed territory** – The plan is compliant with the regulations of annexed territory and zoning.



**Article V. – Residential District Regulations**

**5.103 Bulk Regulations:** The plan is proposed to be compliant with most of the bulk regulations; however, any deficiencies are noted in the conditions of approval. The applicant has requested some waivers from the regulations which are shown under the waivers/variances section.

**5.104.4 Supplemental Design Provisions:** The plan is proposed to be compliant with most of the supplemental design provisions; however, any deficiencies are noted in the conditions of approval. The applicant has requested some waivers from the supplemental design provisions, which are shown under the waivers/variances section.

**Article VIII. Overlay Districts:** The plan is compliant with the overlay district requirements, and all common open space details, including improved recreational space, shall be included within the Final Master Development Plan.

**Article IX. Parking:** The plan is compliant with all vehicular parking requirements.

**Article X. Landscaping:** The applicant submitted a preliminary landscape plan to request a waiver, which is shown in the waiver/variance section. The complete landscape plan is required at the time of preliminary plat/final master development plan for a complete review.

**Waiver/Variance Requests** - The following waivers have been requested:

1. **4-102 (subdivision regulations) Lot requirements** - Request to allow up to 4.80 acres of disturbance of slopes exceeding 20%. PW TO DETERMINE
2. **4.104 (subdivision regulations) Functional Design Criteria** - Request to allow an access lane to be stubbed at the property line. PW TO DETERMINE
3. **5.104 Supplemental Design Provisions** -Request to deviate from the material standards to allow:
  - a. To allow material percentages as shown. P&Z DOES NOT SUPPORT. DEFINE THE REQUEST
  - b. 50% of all homes to contain a minimum of 75% brick or stone. P&Z DOES NOT SUPPORT UNLESS THE OTHER 50% OF THE HOMES ARE 100% MASONRY
  - c. No two house plan or elevation plan shall be sited and built next to one another. P&Z SUPPORTS
  - d. No two house plan or elevation plan shall be sited and built across the street from one another. P&Z SUPPORTS
  - e. High visibility lots will not have a blank end facing the street by including optional architectural features. P&Z SUPPORTS
  - f. Vinyl shall be allowed in the soffit areas only. P7Z SUPPORTS
4. **5.104 Supplemental Design Provisions** - Request to omit two-foot masonry column requirement from residential garage doors to match residential elevations as shown. P&Z SUPPORTS
5. **5.104 Supplemental Design Provisions** - Request to deviate from the garage dimensional requirements to allow for an interior garage dimension of 400 square feet (440sf required). P&Z SUPPORTS
6. **5.103 Bulk Regulations** - Request to allow optional third car garage that is front facing along collector roads and access streets. Third car garage will be recessed from front building façade. P&Z SUPPORTS
7. **5.103 Bulk Regulations** – As follows:
  - 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

**Summary:** The City's future land use identifies the subject property as medium density residential, and the rezone request to RS-20 is supported by the plan. The proposal adds 340 single family homes on Central Pike with a density of 1.94 units per acre. Should the property be annexed and rezoned and the PMDP approved, a Preliminary Plat and Final Master Development Plan will be required.

**Recommendation:** Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of services, rezone and preliminary master development plan for Aveline subdivision, and to please include the following conditions:

**Conditions (by Department):**

**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. Detailed colored building elevations, including all materials and percentages, shall be required at FMDP and/or Preliminary Plat submittal.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. Include the development timeline with the FMDP submittal.
7. 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.
8. Driveways shall be a minimum of 22' in length and 18' in width.
9. Identify driveway location and home orientation for all corner lots.
10. Identify which lots will have front facing vs. side entry garages.
11. Staff will provide additional corner and edge lots to be identified as critical lots on future submittals.
12. Identify and provide all amenity details at FMDP submittal.
13. Identify adjacent parcel zoning.
14. Signage poles and post shall be painted black, channel posts are not permitted.
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 with the FMDP submittal.
17. Provide additional buffering between lots 47-52 and 183-188, along with the adjacent amenity/parking area
18. Fencing shall be decorative and low maintenance.
19. 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.
20. Ensure light bleed from the amenity center and external activities do not negatively impact the residential lots nearby. Provide photometric plan at FMDP submittal.



21. 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.
22. Identify finalized mail kiosk location, (as approved by the MJ postmaster) by FMDP submittal.
23. 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.
24. Add annexation and rezone title to cover sheet.
25. Provide covenants and restrictions for review with the final master development plan.

**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: **Staff supports only on Kilkenny Way, east of the central spine road.**
  - b. Allowing garages to front access streets: **Staff supports on a single side of the street only.**
  - c. Allowing a permanent dead-end within 150' of the property line: **Staff supports with the addition of dense vegetation such as shrubs to block headlights.**
  - d. Allowing an access lane to stub at the property line: **Staff 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%: **Staff 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 signing of the Phase 2 final plat.
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 issuance of the Land Disturbance Permit.



16. A 10' shared use path shall be installed along the Central Pike frontage, with approval from TDOT.

**WWUD:**

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

**Wilson County Schools:**

1. No Comments Received.

**Conditions (by Department):**

**Fire Department:**

**Planning:**



**Public Works:**

**WWUD:**

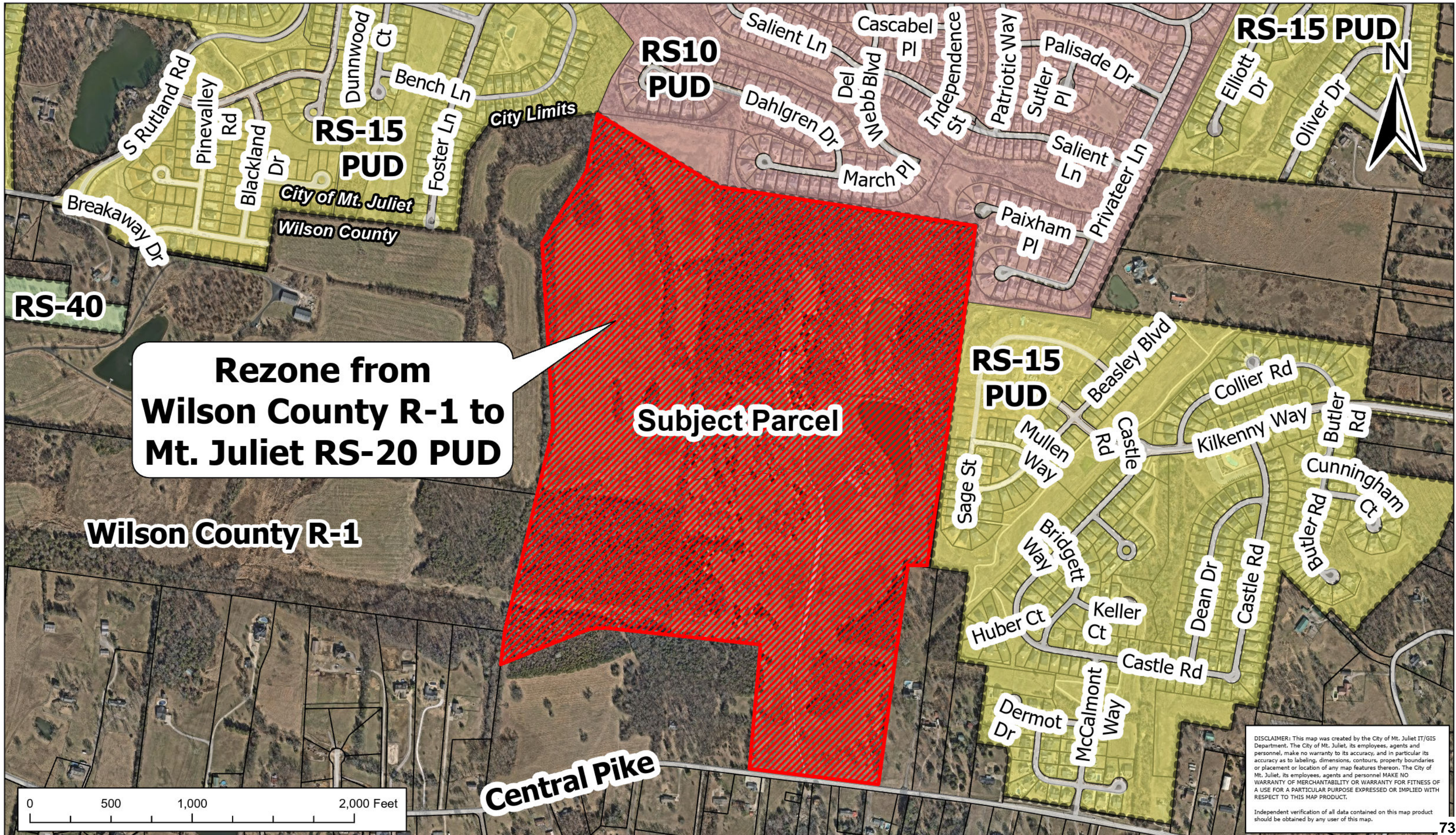
**Wilson County Schools:**



# Exhibit B PMDP-PUD / Rezone

# 10495 Central Pike

## Map 099, Parcel 014.00





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1772  
12.A.

**Agenda Date:** 6/18/2026

**Agenda #:**

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**Title:**

\*\*Review the Out of City Sewer request for 3150 Nonaville Rd.



## STAFF REPORT

**Date:** June 18, 2026

**To:** Luke Winchester, Chairman and Planning Commission

**From:** Shane Shamanur, P.E.  
Director of Engineering

**Re:** Mt. Juliet Code, Section 13-1-12 (1)  
Ordinance 98-02 - Sewer Service Outside City Limits  
Ordinance 19-36 – Outside City Customers

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**Background:** The subject property location is 3150 Nonaville Rd., outside the city limits of Mt. Juliet, Tennessee, identified as Wilson County, Tennessee, Map 31, parcel 032.01. Total area of the property is ±20 acres. The City's sewer force main is located on the east side of Nonaville Road, which is within the bounds of the subject property. The properties in this area of Nonaville Road are not within the City limits. Nonaville Road in this area has not been annexed to be part of the City at this time.

**Request:** The developer/property owner wishes to develop four (4) single family residences and requests a connection (4 taps) to the City sewer system.

**Analysis:** The property is not contiguous to the City limits, however, changes in state law now allow non-contiguous annexation so long as the property is within the Urban Growth Boundary and is for industrial/commercial purpose or future residential development. In the case of this property, it does meet the criteria for non-contiguous annexation. Regardless, no other properties north of the Nonaville Road/Saundersville Road split along Nonaville have been annexed into the City in the area of the subject property.

The developer/property owner will pay all regular charges and a surcharge of 100% additional for all city fees meeting Ordinance 2019-36 since said property is not within the city limits. Further, the owner understands and agrees to pay the tap and capacity fees required for connection to the City system. Installation of all sewerage facilities servicing the property will also be the responsibility of the developer/property owner.

Significant pressure in the sewer force main along the property road frontage creates difficulty in connecting directly to the main in this area. The best connection to the sewer system will be to construct a tributary force main to tie to the existing 6" force main. The lots would be served with private grinder systems (not to be maintained by the City).

**Recommendation:** If the Planning Commission provides a positive recommendation, staff recommends the sewer availability be subject to the following:

1. The directing of wastewater flows through private (not City maintained) grinder systems and a public tributary force main that connects to the existing 6" force main fronting the property along Nonaville Road.
2. Final plat shall show a 20' sewer easement for the tributary force main.
3. Payment of all fees including tap, connection, pretreatment, and user fees as outlined by Ordinance 2019-36
4. Installation of all sewerage facilities shall be inspected and approved by the Utilities Director, or a representative thereof.



## OUT OF CITY SEWER SERVICE APPLICATION

Date Submitted: 6-4-26

### Section 1:

Property Owner/Applicant: Kane Cove LLC

Street Address: 204 Aakten Park Drive, Unit 301

City: Nashville State: Tn Zip: 37203

Phone: 615-478-3081 Email: sabinewing@yahoo.com  
615-260-4755

### Section 2:

Location of Property for Service: \_\_\_\_\_

Property Address (if applicable): \_\_\_\_\_

Street Address: 3150 Nonewille Rd Mt Juliet Tn 37122

Subdivision: \_\_\_\_\_

Map(s): 031 Parcel(s): 032-01

\_\_\_\_\_ Is this Property Contiguous with the city limits of The City of Mt Juliet

21 Total Acreage

Reason for this request:

Requestin sewer for 4 houses each on 5+ acres

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed Use (Residence, Office, Restaurant etc.)

Residential

Applicant's Signature (provide notarized certification)

Date

\*I (we) hereby certify that I am (we are) the owners of the property shown and described above.

[Signature]

6-4-26

Owner's Signature

Date

Sworn to and subscribed before me in the

County of Wilson

This 4<sup>th</sup> day of June 2026

Donna W. Howard

Notary Public at Large

My Commission Expires

November 20 2029  
Date Commission Expires



**For Office Use Only**

\$500 Fee Paid: 6-4-26

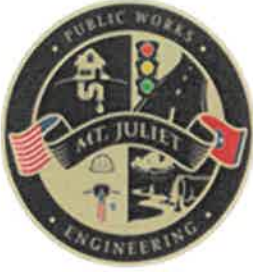
Sewer Available:  Yes  No

Gravity  Grinder

PC Meeting Date: \_\_\_\_\_

BOC Meeting 1<sup>st</sup> Reading: \_\_\_\_\_

BOC Meeting 2<sup>nd</sup> Reading: \_\_\_\_\_



# City of Mt. Juliet

Public Works Department

June 8, 2026

Dr. Sabin Ewing  
[sabinewing@yahoo.com](mailto:sabinewing@yahoo.com)

Re: 3150 Nonaville Road

Dear Dr. Ewing:

Pursuant to your request, we have reviewed the feasibility of providing sanitary sewer service for the proposed development at 3150 Nonaville Road. Specifically, the sewer availability request as shown on the attached correspondence involves the following:

**Single Family Homes – 4 Units @ 350 GPD/Unit = 1,400 GPD**

This letter is to confirm that the City of Mt. Juliet's existing sanitary sewer facilities do have sufficient reserve capacity to accommodate this proposed development when completed. This recommendation for sewer availability is subject to the proposed development constructing sewer pump stations and force main for connection to the existing force main on Nonaville Road as shown on the enclosed map.

This sanitary sewer availability letter is recommended to be made available for an initial two (2) year period with provisions for a two (2) year extension upon request. If the Developer has not initiated work on the development within this period and has not paid for applicable sewer fees, the Developer would be required to request sewer availability again as if it were a new Development.

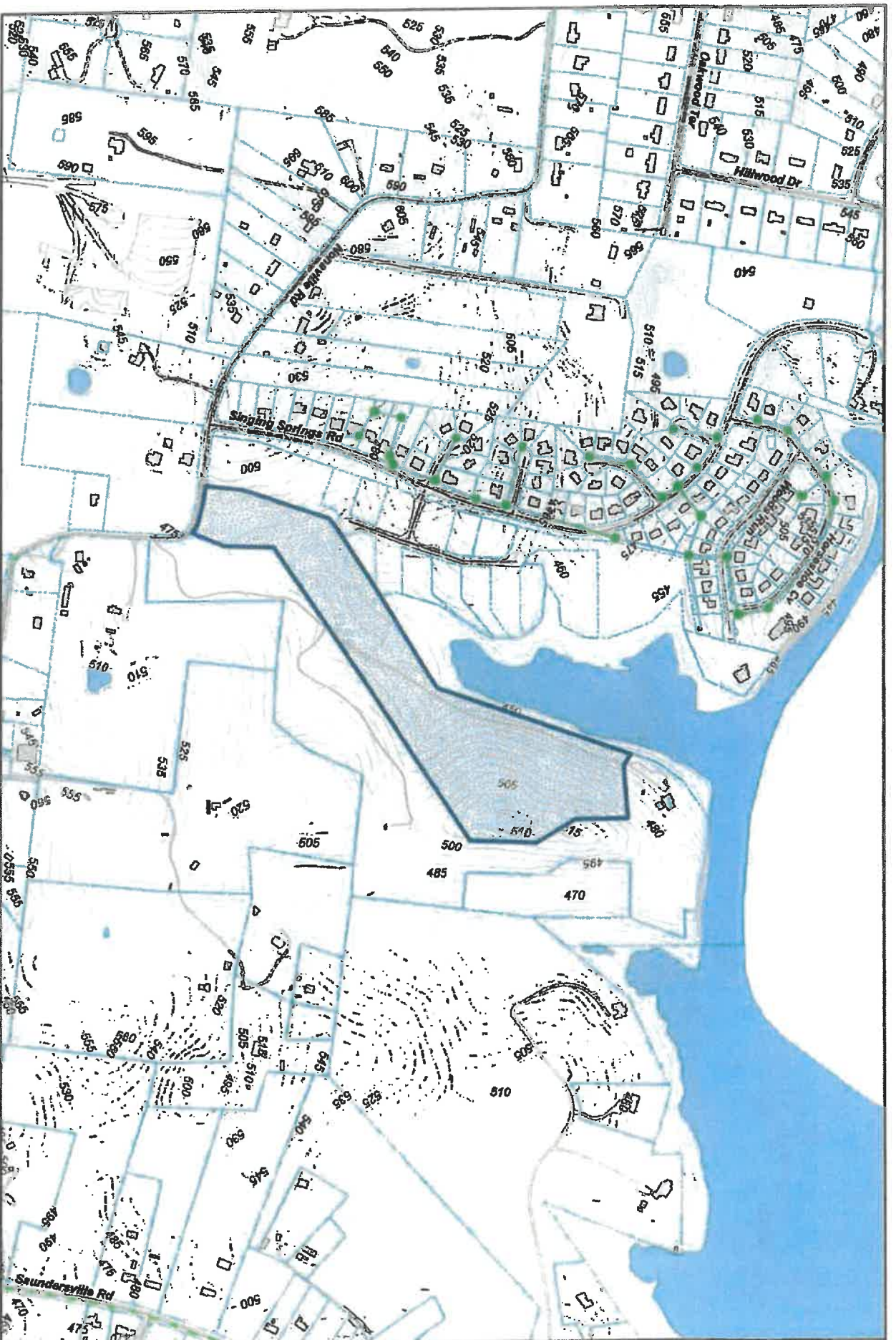
The proposed Development appears to be located **outside** the current Mt. Juliet City limits (based on the City's Website latest City Limits Map) and **inside** the City's Urban Growth Boundary. This recommendation for sewer availability is subject to review and approval of the City of Mt Juliet Planning Commission and the Mt. Juliet City Commission.

Please contact my office should you have any further questions.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Shane Shamanur', written over a horizontal line.

Shane Shamanur, P.E.  
Engineering Director



**Legend**

- Parcels
- Contour
- Exist. Gravity Sewers
- Exist. Force Mains
- TVA- Power Lines
- City Limits
- Building

**3150 Nonaville Rd.  
Sewer Availability  
MT. JULIET, TENNESSEE**



Feet  
1 inch = 600 feet

PREPARED BY:  
**WATER MANAGEMENT SERVICES, LLC**  
PROFESSIONAL ENGINEERS NASHVILLE, TN

3150 Nonaville Rd.



# CITY OF MT. JULIET, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: February 17, 2028



**From:** Gage Dean <[gdean@wmsengineers.com](mailto:gdean@wmsengineers.com)>  
**Sent:** Tuesday, February 10, 2026 11:30 AM  
**To:** Steven Jones <[sjones@wmsengineers.com](mailto:sjones@wmsengineers.com)>  
**Subject:** FW: Sabin Ewing- 3150 Nonaville Road Mt Juliet Tn 37122

Steve,

A Dr. Sabin Ewing stopped by the office around 11:00 a.m. today asking for a capacity letter for the above referenced property. He said the City of Mt. Juliet directed him to stop by our offices to get a capacity letter for the property. He is hoping to split his property and have 4 homes built and to connect to the existing 4" force main along Nonaville Road.

Was not sure how best to handle this, so I gave him a card and took the plat he had, which is scanned and attached.

Thanks,  
Gage Dean  
Water Management Services, LLC  
2 International Plaza, Suite 401  
Nashville, TN 37217  
WMS Office: (615) 366-6088 Ext. 3028

**From:** Gage Dean  
**Sent:** Tuesday, February 10, 2026 11:26 AM  
**To:** 'sabin ewing' <[sabinewing@yahoo.com](mailto:sabinewing@yahoo.com)>  
**Cc:** Steven Jones <[sjones@wmsengineers.com](mailto:sjones@wmsengineers.com)>  
**Subject:** RE: Sabin Ewing- 3150 Nonaville Road Mt Juliet Tn 37122

Thank you sir. I will get to working on this ASAP and let you know if this is something we can assist you with.

If you have any other questions, feel free to reach out.

Thanks,  
Gage Dean  
Water Management Services, LLC  
2 International Plaza, Suite 401  
Nashville, TN 37217  
WMS Office: (615) 366-6088 Ext. 3028

**From:** sabin ewing <[sabinewing@yahoo.com](mailto:sabinewing@yahoo.com)>  
**Sent:** Tuesday, February 10, 2026 11:23 AM  
**To:** Gage Dean <[gdean@wmsengineers.com](mailto:gdean@wmsengineers.com)>  
**Subject:** Sabin Ewing- 3150 Nonaville Road Mt Juliet Yn 37122

Gage,

Good to meet you. I just dropped off a plat for my property that is approximately 20+ acres in Wilson County and in the City of Mt Juliet growth zone.

I am wanting to see if sewer capacity exists at there is a 4 inch force main at the main road (Nonaville Road). I was hoping to get approval for an out of city sewer access

**designation. The reason for this is that I have no contiguous parcels abutting my property that have been annexed into the city and the property abutting mine, Eden Grove Subdivision has been granted the same designation.**

**My "by right zoning" is currently R40 and I'm allowed to put 1 house per 40,000 sq ft however I'm only asking for 4 houses 4- 5 acres tracts. The first house would be my permanent residence on lot 4 (enclosed)**

**I appreciate your help in this matter.**

**Best,**

**Dr. Sabin Ewing  
615-260-4755**

**Sent from Yahoo Mail for iPhone**



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1780  
13.A.

**Agenda Date:** 6/18/2026

**Agenda #:**

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**Title:**

\*\*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.

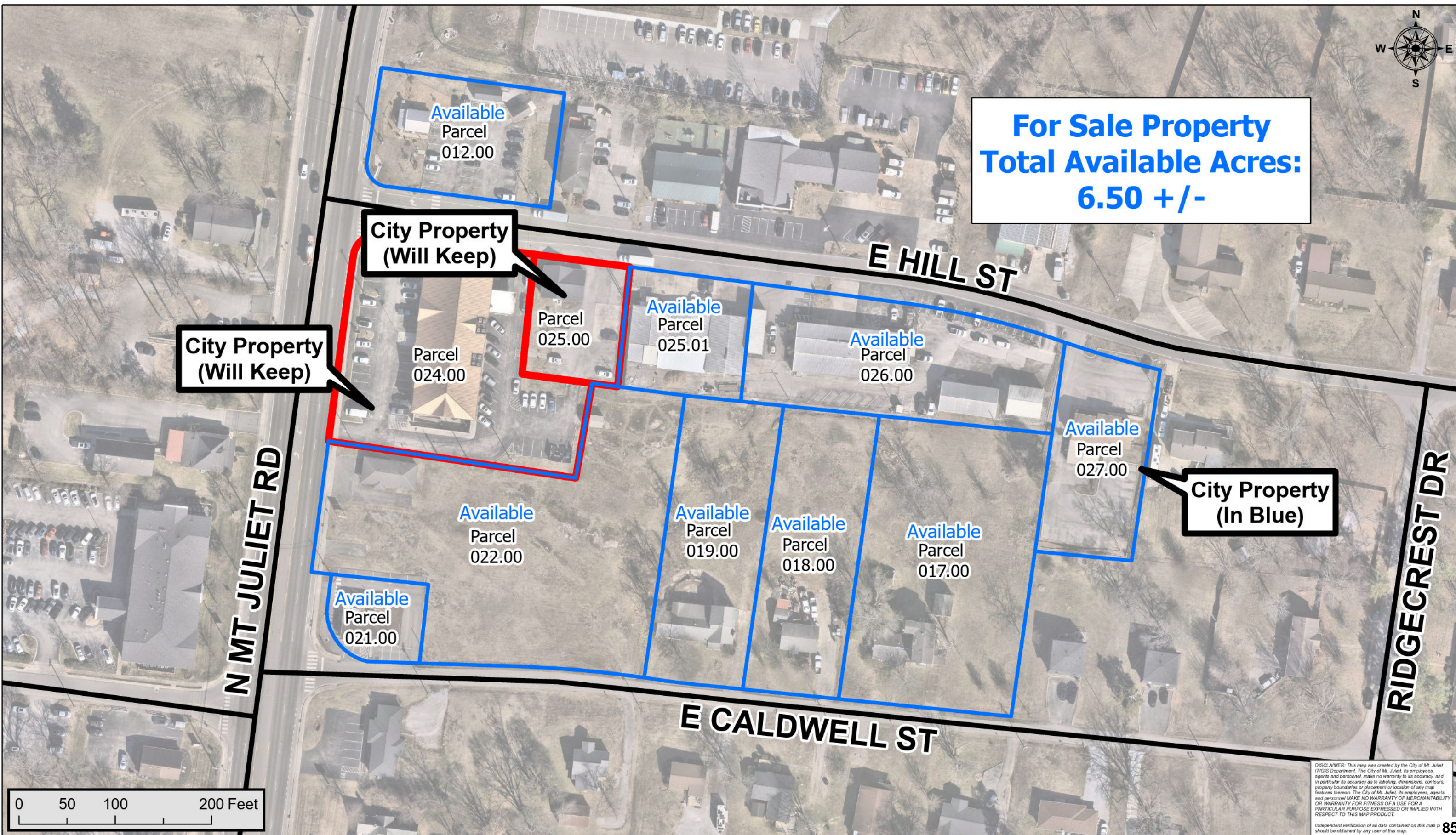


# City Owned Property

City Property Project  
N Mt. Juliet Rd.  
Mt. Juliet, TN 37122



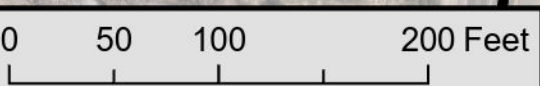
**For Sale Property  
Total Available Acres:  
6.50 +/-**



**City Property  
(Will Keep)**

**City Property  
(Will Keep)**

**City Property  
(In Blue)**



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# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1771  
14.A.

**Agenda Date:** 6/18/2026

**Agenda #:**

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**Title:**

Discuss the Central Pike Land Use Plan.