



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Planning and Zoning:

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

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

Engineering:

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

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

WWUD:

1. There are no water lines shown.