



Members: Luke Winchester, Rebecca Christenson, Ted Floyd, Scott Hefner, David Rast, Larry Searcy, Gerard Bullock, Preston George, Linda Armistead

Resources: Jennifer Hamblen, Planning Director, Jon Baughman, Deputy Planning Director, Matt White, Public Works Director, Shane Shamanur, Director of Engineering, Gino Marchetti/Charles Michels - City Attorney

1. Call to Order

Present Chairperson Luke Winchester, Vice Chair David Rast, Commissioner Rebecca Christenson, Commissioner Preston George, and Ted Floyd

Absent Commissioner Larry Searcy, and Commissioner Linda Armistead

2. Set Agenda

Chairman Winchester set the agenda as stated.

3. Staff Reports

Staff went over their reports and answered questions from the commission.

4. Citizen's Comments

There were no citizen comments.

5. Minutes Approval

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Rebecca Christenson

Aye: Chairperson Winchester, Vice Chair Rast, Bullock, Commissioner Christenson, and Commissioner George

Aye: Chairperson Winchester, Vice Chair Rast, Bullock, Commissioner Christenson, and Commissioner George

Absent: Commissioner Searcy, and Commissioner Armistead

Absent: Commissioner Searcy, and Commissioner Armistead

Abstain: Hefner

Abstain: Hefner

5.A. Review the Minutes from the December 21, 2023, Planning Commission Meeting.

6. Consent Agenda

Staff gave their reports and answered questions from the commission. Chairman Winchester closed the Planning Commission meeting and opened a Public Hearing for items 6D, 6E and 6F. There were no citizen comments. Chairman Winchester closed the Public Hearing and reopened the Planning Commission meeting. Chairman Winchester asked a condition to be added for an extra raised crosswalk on the northeastern entrance, as well as extra lighting on the rear of the property for A+ Storage and Eastside Bowl. Chairman Winchester asked for a condition for an additional visual barrier to screen the pool for Homewood Suites. Chairman Winchester requested a condition for entrance lighting for Tomlinson Pointe. Joe Haddix, 2305 Kline Ave., represented items 6I and 6J. Chairman Winchester opened the floor to citizen comments. Jim Wade, 708 Jarod Court, sought clarification on item 6R.

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

RESULT: APPROVED

MOVER: Gerard Bullock

SECONDER: Luke Winchester

Aye: Chairperson Winchester, Vice Chair Rast, Bullock, Commissioner Christenson, Hefner, and Commissioner George

Absent: Commissioner Searcy, and Commissioner Armistead

6.A. The Development Letter of Credit (S509327) for Northtown Gardens in the amount of \$118,827.49 can be released.

6.B. The Sewer Letter of Credit (337342216) for The Grove @ Nonaville, in the amount of \$34,110.00, can be released.

6.C. The Sewer Letter of Credit (7016489) for Nichols Vale Ph.2 Sec. 2B/ Mt. Juliet Commons Ph.1 Sec.2, in the amount of \$16,011.00, can be released.

6.D. Review the Final Plat for Lynwood Station Ph. 1A located on Clemmons Road.

Planning & Zoning:

1. All Preliminary Master Development Plan (ordinance 2019-11) shall be adhered to.
2. The residential product shall adhere to section 5.104.1 of the Mt. Juliet Zoning Ordinance.
3. Add a note stating when the developer passes the responsibility for the common areas to the HOA, the developer shall also convey such common areas to the HOA.
4. Provide landscaping along Clemmons Road as well as East Hill Street to screen detention ponds from the ROW and homes per PMDP conditions of approval.
5. Identify the Type of landscape buffers shown.

Engineering:

1. All punch list items from Public Works must be completed prior to Public Works signing of the plat.
2. Provide ROW dedication along Clemmons Road that is 37.5' from the centerline of road.
3. The multi-use path along Clemmons Road needs to be shown on the plat, match what was approved in the plan set for the Clemmons Road Improvements and extend to the property line of Ethan Page Park. The path needs to be contained within either ROW or a public access easement.
4. Note 4 states that the subsurface and environmental conditions were not examined at the time of the survey. Are there any karst or environmental features submitted?
5. The "Certificate of Approval for Sewer Systems" plat certificate does not meet code. Refer to Article V of the subdivision regulations for correct plat certificate.
6. The "Certificate of Approval or Surety for Completion of Roads" plat certificate. Refer to Article V of the subdivision regulations for correct plat certificate (Certificate of Approval of Public Ways for Bond Posting).
7. Staff suggests applicant review all plat certificates to ensure they comply with land development code.
8. Note #13 is incomplete. Note shall be completed prior to the signing of the final plat.

WWUD:

1. An on-site visit has not been made to verify the location of the water lines and related appurtenances.
2. Hopefully the water lines are not shown in the correct location.

6.E. Review the Final Plat for Windtree Pines Ph 2B located at 810 Nonaville Road.

Planning and Zoning:

1. All conditions of ordinance 2021-11 shall be adhered to.

Engineering:

1. All requirements of the PUD, Ordinance 2021-11, shall be met. C.O triggers as part of this final plat:
 - Regional Pump Station shall be completed and operational by the issuance of the 50th C.O.
 - Cedar Creek Greenway shall be completed by 10% (or around 42) of C.O.s issued. New building permits will be withheld until completed.
2. Provide the \$2,000 per-lot contribution for all 40 homes in this phase prior to the signing of the final plat.
3. All punch list items shall be complete prior to the signing of the final plat.
4. Note #13 is incomplete. Note shall be completed prior to the signing of the final plat.

WWUD:

1. An on-site visit has not been made to verify the location of the water lines and related

appurtenances.

6.F. Review the Final Plat for the Sutton Property, Located at 3650 N. Mt. Juliet Rd. and Old Mt. Juliet Rd.

Planning and Zoning:

1. The setback along Old Mt. Juliet Road shall be treated as a front for the commercial lots.
2. Any new buildings erected on this site shall comply with current regulations.
3. This plat shall not create additional nonconformities.

Engineering:

1. No Comments

WWUD:

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

6.G. Review the Site Plan for Nicoletto's Restaurant, Located at 4035-4041 North Mt. Juliet Road.

Planning and Zoning:

1. Signage to be reviewed via a separate application to the Planning Department.
2. The entire existing parking lot shall be resealed and restriped.
3. Trash receptacles shall be provided for the current strip center.
4. Provide sidewalk connection to front of buildings via NMJRD sidewalk.
5. Provide brick inlay (design) on the northern elevation to break up the monotony of the brick.

Engineering:

1. It appears that there will be less than 5,000sf of added impervious to this site. No stormwater controls (quality/quantity) are needed as a result. The engineer of record shall provide a written statement with the construction plan submittal echoing this.
2. A 1,500-gallon (minimum) grease trap will be required.
3. Upgrade sidewalks along NMJR to 6' wide.
4. Landscaping plans shall be approved prior to construction plan review.
5. No traffic impact analysis is needed after review of the traffic screening form.
6. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.

WWUD:

1. The grease trap will not be within 10' of the existing water line.

6.H. Review the Site Plan for Whataburger located at 1325 Rutland Drive.

Planning and Zoning:

1. Excepting any waivers granted, all commercial design standards, 6-103.7, shall be met.
2. Brick shall be clay, baked and individually laid.
3. The electric meter screen wall shall be brick.
4. Signage to be reviewed and approved via separate application to the Planning Department.
5. Revise the lighting plan to not exceed 0.5f/c at property lines.

Public Works:

1. Drainage report under preliminary review. A comprehensive review of the drainage report will take place during the construction plan review.
2. The dumpster drain shall tie into the storm sewer system with appropriate BMPs to provide water quality.
3. Provide curb and gutter, a six-foot grass strip, and a 10-foot-wide asphalt multi-use path along the Golden Bear Gateway frontage. Placement of these items and elimination of the shoulder can be reviewed at construction plan submittal. Project Prosper (Costco) will be providing a right turn deceleration lane on Golden Bear, so this development will need to coordinate their design with Costco's design of the right turn lane.
4. The applicant shall also provide spread calculations to determine curb inlet spacing and requirements between Volunteer Blvd. and Legacy Pointe Blvd. The applicant is only required to install inlets needed from this analysis for the property frontage.
5. A concrete curb shall be constructed separating drive-thru lanes from drive-thru bypass lane to force vehicles entering from Rutland Drive to circulate site before entering drive-thru line to improve site circulation.
6. Landscaping plans shall be approved prior to the start of construction plan review.
7. The traffic impact analysis study has been completed and no further action is required by the applicant.
8. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.

West Wilson Utility District:

1. No comments provided this review cycle.

Mt. Juliet Fire Marshal:

1. No combustible material (mulch, bark, etc.) within 3 ft. From the structure. Only material that can be next to a structure is non-combustible (rock, brick, concrete, etc.)

6.I. Review the Site Plan for A+ Storage located off Golden Bear Gateway and Old Beckwith Road.

Planning and Zoning:

1. All conditions of Preliminary Master Development Plan shall be adhered to.
2. Landscape plan review comments shall be addressed before submittal of construction plans.
3. Excepting any waivers, all design requirements, 7-103.9, shall be adhered to.
4. The shared dumpster/enclosure shall include a man door.
5. A Final Plat shall be approved before permits can be issued.

6. Move the trash can to near the main entrance of the building.
7. Provide benches and trash cans for the greenway trail.
8. Identify the 100' wide open space required where adjacent to residential zoning per 7-103.4#7.
9. Limits of disturbance shown on the plans shall not be deviated from.
10. Provide additional lighting in the rear of the building.

Public Works:

1. Landscaping plans shall be approved prior to the start of construction plan review.
2. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
3. The preliminary drainage report is under further review. A comprehensive review of the drainage report will take place at the construction plan review.
4. Submit the flood study used to determine FFE of the proposed buildings to the Certified Floodplain Manager. The Certified Floodplain Manager reserves the right to ask for an update to the 2017 study if deemed necessary.
5. Show the limit of floodway on existing conditions plan, site plan and proposed grading plan in this set.
6. Stormwater: Showing both 60 ft buffer. Provide stream determination.
7. Previously approved PUD conditions apply.
8. Remove proposed roadways from the existing conditions sheet.
9. Show center median and right-in right-out drives to parcels on new connection to Golden Bear.
10. Access points to site may need to be adjusted to not conflict with round-a-bout.
11. Sidewalks shown at the round-a-bout are from a previous intersection configuration. Revise these so the sidewalks function with the round-a-bout.
12. Crosswalk locations need to be updated with the addition of the round-a-bout.
13. Turn lane arrows at the roundabout need to be updated.
14. Make the crosswalk at the southern end of the site in front of the storage facility a raised crosswalk.
15. Suggest that either of the crosswalks in front of the bowling alley have a raised crosswalk.
16. What is the purpose of the path in front of the parking stalls on the western side of the site?
17. The access to the site in the middle of the cul-de-sac will require curb ramps and a crosswalk.
18. Check with MJFD Fire Marshal on needed width behind site for FD apparatus.
19. Details of round-a-bout turn lane arrows need to be added to the Civil Notes and Details sheet.
20. Why does the path behind the site stub out?

West Wilson Utility District:

1. No comments provided this review cycle.

Mt. Juliet Fire Marshal:

1. No combustible material (mulch, bark, etc.) within 3 ft. From the structure. Only material that can be next to a structure is non-combustible (rock, brick, concrete, etc.)

6.J. Review the Site Plan for Eastside Bowl located off Golden Bear Gateway and Old Beckwith Road.

Planning and Zoning:

1. All conditions of the Preliminary Master Development Plan shall be adhered to.
2. Excepting any waivers, all design requirements, 7-103.9, shall be adhered to.
3. Landscape plan review comments shall be addressed before submittal of construction plans.
4. Limits of disturbance shown on the plans shall not be deviated from.
5. The dumpster enclosure shall include a man door.
6. A Final Plat shall be submitted and approved before permits are issued.
7. Identify the 100' wide open space required where adjacent to residential zoning per 7-103.4#7.
8. Add an additional raised crosswalk on northeastern entrance.
9. Provide additional lighting in the rear of the building.

Public Works:

1. Landscaping plans shall be approved prior to the start of construction plan review.
2. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
3. The preliminary drainage report is under further review. A comprehensive review of the drainage report will take place at the construction plan review.
4. Utility plan sheet indicates 15,000-gal grease trap. Staff recommends a 1,500-gal grease trap to be installed.
5. Submit the flood study used to determine FFE of the proposed buildings to the Certified Floodplain Manager. The Certified Floodplain Manager reserves the right to ask for an update to the 2017 study if deemed necessary.
6. Show the limit of floodway on existing conditions plan, site plan and proposed grading plan in this set.
7. Stormwater: Showing both 60 ft buffer. Provide stream determination.
8. Previously approved PUD conditions apply.
9. Remove proposed roadways from the existing conditions sheet.
10. Show center median and right-in right-out drives to parcels on new connection to Golden Bear.
11. Access points to site may need to be adjusted to not conflict with round-a-bout.
12. Sidewalks shown at the round-a-bout are from a previous intersection configuration. Revise these so the sidewalks function with the round-a-bout.
13. Crosswalk locations need to be updated with the addition of the round-a-bout.
14. Turn lane arrows at the roundabout need to be updated.
15. Make the crosswalk at the southern end of the site in front of the storage facility a raised crosswalk.
16. Suggest that either of the crosswalks in front of the bowling alley a raised crosswalk.
17. What is the purpose of the path in front of the parking stalls on the western side of the site?
18. The access to the site in the middle of the cul-de-sac will require curb ramps and a crosswalk.
19. Check with MJFD Fire Marshal on needed width behind site for FD apparatus.

20. Details of round-a-bout turn lane arrows need to be added to the Civil Notes and Details sheet.
21. Why does the path behind the site stub out?

West Wilson Utility District:

1. No comments provided this review cycle.

Mt. Juliet Fire Marshal:

1. No combustible material (mulch, bark, etc.) within 3 ft. From the structure. Only material that can be next to a structure is no combustible (rock, brick, concrete, etc.)

6.K. Review the Site Plan for Homewood Suites located at 80 Belinda Parkway.

Planning and Zoning:

1. All conditions of Preliminary Master Development Plan shall be adhered to.
2. All commercial design requirements (6-103.7) shall be adhered to excepting any waivers grant by the Planning Commission.
3. Landscape plan review comments shall be addressed prior to submitting construction plans.
4. Provide additional landscaping along the front of the building.
5. Identify the access easements on subsequent submittals.
6. Include EV charging spaces on construction plans if proposed as the resubmittal letter states.
7. The storage area adjacent to the dumpster shall be enclosed and faced with the same materials as the dumpster enclosure.
8. Light poles shall not be placed within parking stalls.
9. Provide an additional visual barrier to screen the pool.

Public Works:

1. Landscaping plans shall be approved prior to the commencement of construction plan review.
2. In lieu of providing traffic impact analysis, please provide 12-hour intersection turning movement counts at the following intersections:
 - Belinda/Providence Trail
 - Belinda/I-40 slip ramp
 - The Red Robin signal
 - Adams Lane/Mt. Juliet Road

These counts shall be provided to the City at the issuance of the Land Disturbance Permit.

3. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
4. The preliminary drainage report is under further review. A comprehensive review of the drainage report will take place at the construction plan review.
5. Provide cross-access easement to the eastern and western driveway stubs. Easement shall be recorded prior to the issuance of the land disturbance permit.
6. Striping modifications may be needed for the southbound approach at Belinda Parkway/Providence Trail.
7. Show the existing pavement to better illustrate the intended use of the two proposed intersections with the Ford Dealership site.

8. Can the existing stub from the Ford dealership site not be used as an access point as opposed to the middle of the radius to the north?
9. Provide vehicle turning movement paths from Belinda Parkway to and from the site for MJFD and delivery trucks that will serve this land use.
10. The crosswalk in the northern parking lot doesn't connect to anything on one side.

West Wilson Utility District:

1. No comments provided this review cycle.

Mt. Juliet Fire Marshal:

1. No combustible material (mulch, bark, etc.) within 3 ft. From the structure. Only material that can be next to a structure is non-combustible (rock, brick, concrete, etc.)

6.L. Review the Site Plan Modification for Mundy Memorial located at 105 Mundy Memorial Drive.

Planning and Zoning:

1. Correct the side setback in the site data table, 10' required.
2. Identify the location of the bike rack on the site plan.
3. Any additional parking lot lighting fixtures are added poles and fixtures shall be black, decorative type.
4. All requirements of 7-103.9, industrial design guidelines, shall be met.
5. Provide a development timeline.
6. Rooftop mounted utilities shall be screened from horizontal view from all perspectives via the parapet walls.
7. Landscape plans shall be approved prior to submittal of construction drawings.
8. Light poles shall not be placed within parking stalls,
9. All posts shall be black powder coated and decorative in nature.

Public Works:

1. Landscaping plans shall be approved prior to the start of construction plan review.
2. Truck turning paths on sheet C2.1 only show truck leaving the site. Show the turning paths of trucks entering the site to see if they have room to back into the bays.
3. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
4. Update sewer contact information to Tim Forkum for the City.
5. Provide drainage report for preliminary review. A comprehensive review of the drainage report shall take place the construction plan review stage.
6. General note: New additional impervious area will have to meet current quality and quantity requirements.
7. The applicant completed a traffic screening form and no traffic impact analysis will be required.

West Wilson Utility District:

1. No comments provided this review cycle.

Mt. Juliet Fire Marshal:

1. No combustible material (mulch, bark, etc.) within 3 ft. From the structure. Only material that can be next to a structure is no combustible (rock, brick, concrete, etc.)

6.M. Review the Final Master Development Plan for Tomlinson Pointe located at 2844 Curd Road.

Planning and Zoning:

1. Identify the landscape buffers on the plans. Landscape buffers shall be located in open space and be maintained by the HOA, add a note.
2. All conditions of Preliminary Master Development Plan approval shall be adhered to.
3. Provide farm style fencing around detention ponds to deter public entry.
4. Provide lighting at the entrance to the development.

Public Works:

1. All previously PUD conditions apply.
2. Stormwater Coordinator: Please revise numbering connotation and change ponds labelled 8 & 9 to 7 & 8, respectively for clarity as this development progresses.

West Wilson Utility District:

1. No comments provided this review cycle.

6.N. Review the Preliminary Plat for Tomlinson Pointe located at 2844 Curd Road.Planning and Zoning:

1. Identify the landscape buffers on the plans. Landscape buffers shall be located in open space and be maintained by the HOA.
2. All conditions of Preliminary Master Development Plan approval shall be adhered to.
3. Provide farm style fencing around detention ponds to deter public entry.

Public Works:

1. All previously PUD conditions apply.
2. Stormwater Coordinator: Please revise numbering connotation and change ponds labelled 8 & 9 to 7 & 8, respectively for clarity as this development progresses.

West Wilson Utility District:

1. No comments provided this review cycle.

6.O. Review the Preliminary Plat for Golden Bear Place located off Golden Bear Gateway and Old Beckwith Road.Planning and Zoning:

1. Identify the 100' wide open space required per 7-103.4#7.
2. All PMDP requirements shall be adhered to. Add note.

Public Works:

1. No comments

West Wilson Utility District:

1. No comments provided this review cycle.

6.P. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 0.45 ACRES, PROPERTY KNOWN AS THE COKER PROPERTY LOCATED AT 107 MEDEARIS DR., MAP 0530, GROUP A PARCEL 012.00, AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

This Ordinance was **Positive Recommendation.to the Board of Commissioners due back on 3/11/2024

RESULT: **POSITIVE RECOMMENDATION

MOVER: Gerard Bullock

SECONDER: Luke Winchester

Enactment No: 2024-18

- 6.Q.** AN ORDINANCE TO REZONE THE PROPERTY KNOWN AS 102 MEDEARIS DR., MAP 0530, GROUP A, PARCEL 014.00, FROM RS-40 TO CRC

This Ordinance was **Positive Recommendation.to the Board of Commissioners due back on 3/11/2024

RESULT: **POSITIVE RECOMMENDATION

Enactment No: 2024-19

- 6.R.** **Review the Rezone request from Wilson County R-1 to Wilson County R-3 for the Henninger Property located at 1006 Guill Road.

This Ordinance was positive recommendation.

RESULT: POSITIVE RECOMMENDATION

- 6.S.** A RESOLUTION APPROVING THE SALES AGREEMENT FOR THE CITY OF MT. JULIET TO PURCHASE LAND FOR THE PARKS DEPARTMENT FROM LINEBERRY PROPERTIES, INC AND GARY MERRITT LOCATED AT 1025 CHARLIE DANIELS PARKWAY, MAP 054, PARCEL 114.03 BEING APPROXIMATELY 1.12 ACRES AND AUTHORIZING THE CITY MANAGER TO SIGN THE CONTRACT AND CLOSE ON THE PROPERTY

This Resolution was **Positive Recommendation.to the Board of Commissioners due back on 3/11/2024

RESULT: **POSITIVE RECOMMENDATION

MOVER: Gerard Bullock

SECONDER: Luke Winchester

Enactment No: 14-2024

- 6.T.** **Approve the Agreement to sell 2365 N. Mt. Juliet Road

This Resolution was **Positive Recommendation.to the Board of Commissioners due back on 3/11/2024

RESULT: **POSITIVE RECOMMENDATION

MOVER: Gerard Bullock

SECONDER: Luke Winchester

- 6.U.** A RESOLUTION APPROVING THE SALES AGREEMENT FOR THE CITY OF MT. JULIET TO SELL APPROXIMATELY 29.7 ACRES OF LAND IDENTIFIED AS MAP 054 PARCEL 08203 (TOMLINSON PROPERTY) LOCATED IN THE CITY OF MT. JULIET WILSON COUNTY, TN AND AUTHORIZING THE CITY MANAGER TO SIGN THE AGREEMENT

This Resolution was **Positive Recommendation.to the Board of Commissioners due back on 3/11/2024

RESULT: **POSITIVE RECOMMENDATION

MOVER: Gerard Bullock

SECONDER: Luke Winchester

Enactment No: 20-2024

7. Site Plans

7.A. Review the Site Plan for Dutch Bros. located at 101 Sunset Drive.

Staff went over their reports and answered questions from the commission. Andy Harper, 3310 West End Ave, Suite 420, represented the project. There were no citizen comments. Commissioner Bullock made a motion to approve the site plan, but denial of the waiver for the blue color and materials on the tower, the full access on N. Mt. Juliet Road shall become a right-in/right-out subject to TDOT review and approval, and water quality/quantity management shall be achieved by underground detention instead of the bio pond shown.

Planning Department:

1. Provide a site data table with all bulk information displayed.
2. Revise the layout to put the drive through area in the back so as to not face N. Mt. Juliet Road.
3. Excepting any waivers granted, all requirements of the commercial design regulations, 6-103.7, guidelines shall be adhered to
4. Brick shall be clay, baked and individually laid.
5. Provide a development timeline.
6. Provide trash receptacles per the City's standard in 6-103.7. The resubmittal indicates this information is provided on sheet A9.1 however this sheet does not exist in the plan set.
7. Provide a dumpster enclosure detail, it shall address all of the requirements of 6-103.7.
8. Poles and posts for signage and lighting shall be painted black or gray, not blue.
9. Bollards shall be painted/sleeved black or gray.
10. Wall mounted utility and meter equipment shall be screened with masonry or painted to match the façade.
11. Provide an access easement for the cross access to the south.
12. Wall mounted lighting fixtures shall be decorative, the proposed are not acceptable.
13. Landscape plans comments shall be addressed prior to submittal of construction plans, contact WWUD for their requirements regarding conflicts with their easements. The plans proposed look great, however we need confirmation there are not conflicts.
14. Sod will be required throughout the lot. The use of seed and straw shall not be permissible.
15. Explain the brick veneer as proposed. Full brick individually laid is required.
16. Signage to be reviewed via a separate application to the Planning Department.
17. Wall signage is limited to no more than four wall signs per business. Entire sign designs may not be in the shape of a product or motif, i.e., coffee cup.
18. Monument sign must include a minimum 12" brick and/or stone base and size limits are based upon zoning. No more than two monument signs are allowed per lot, and must be a minimum of 200 feet apart.
19. Pylon signs are prohibited.

Public Works:

1. Drainage report under preliminary review. A comprehensive review of the drainage report will take place during the construction plan review.
2. Applicant should assess the impacts of sheet flow drainage from the site driveway onto Mt. Juliet Road and consider the installation of an inlet.
3. Upgrade the sidewalk on NMJR to 6' wide and add 5' sidewalk (with 6' grass strip) on Sunset Dr.
4. A 2,000-gallon grease interceptor is not required. A 75-gallon indoor/outdoor (placed outside) grease interceptor can be used. Formal specifications will be provided at the construction plan review.
5. Show MJFD design vehicle turning movement/vehicle path in addition to the garbage truck.
6. Proposed cross access easement to the south shall be recorded prior to the issuance of the land disturbance permit.
7. A traffic impact analysis was completed, and no further action is needed outside of addressing previously submitted comments to the applicant/engineer.
8. Landscaping plans shall be approved prior to the start of construction plan review.
9. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
10. The full access on NMJR shall become a right-in/right-out subject to TDOT review and approval.
11. Water quality/quantity management shall be achieved by underground detention instead of the bio pond shown.

West Wilson Utility District:

1. No comments provided this review cycle.

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

RESULT: APPROVED

MOVER: Gerard Bullock

SECONDER: David Rast

Aye: Chairperson Winchester, Vice Chair Rast, Bullock, Commissioner Christenson, and Hefner

Nay: Commissioner George

Absent: Commissioner Searcy, and Commissioner Armistead

8. Preliminary Master Development Plan

- 8.A.** AN ORDINANCE TO REZONE APPROXIMATELY 8.3 ACRES OF PROPERTY AT LEBANON ROAD AND NORTH GREENHILL ROAD, MAP 053, PARCELS 040.00, 041.00 FROM CRC AND CG TO CRC PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE GREENHILL ROAD COMMERCIAL
- Staff went over their reports and answered questions from the commission. Joe Haddix, 2305 Kline Ave., represented the project. There were no citizen comments. Motion for a positive recommendation with the change in the base zoning to CRC, the waiver request for 8 pumps and 16 handles, applicant shall use permeable

pavers where applicable, no permeable pavement allowed, ISR rating shall be 80% for lot 4, add striping and crosswalks as shown on red lined plan presented to the applicant, and applicant must come back to Planning Commission after first reading at the Board of Commissioners and the completion of the traffic study.

Planning and Zoning:

1. Provide the most recent plan set for review.
2. The base zoning approved was CRC.
3. The waiver request for 8 pumps and 16 handles was approved by the Planning Commission.
4. The accessibility plan highlights some unusual features (underground storage tanks, parking spaces, curbing), revise.
5. All commercial design guidelines found in 6-103.7 of the zoning ordinance shall be adhered to excepting any waivers approved by the Commissions.
6. A metal screen wall shall not be utilized to screen rooftop mounted HVAC.
7. All regulations of 3-104.7 of the zoning ordinance shall be adhered to, excepting any waivers approved by the Commissions.
8. A metal parapet wall shall not be utilized for secondary materials.
9. All associated fueling equipment shall be screened from public ROW.
10. Finalize the proposed use for lot 2 on subsequent submittals.
11. Monument signs as shown do not meet code. Revise
12. All gas associated equipment shall be screened from public ROW.
13. Will there only be one set of dumpsters onsite?
14. Low maintenance material shall be utilized for the split rail fence.
15. Elevations for each site shall be complimentary to each other. The elevations for the proposed auto wash seems out of place.
16. Grammar check Note 18.
17. The applicant promised an enhanced landscape berm along with decorative split rail fence along all frontages of Lot 3. The only detail provided is the fence. Update plans accordingly.
18. Provide a phasing plan.
19. Applicant shall resubmit with the Planning Commission following the completion of a traffic study and before the second reading of the Board of Commissioners.
20. Close off the westernmost entrance, and remove the use of car wash and oil change.
21. Applicant shall use permeable pavers where applicable, no permeable pavement allowed.
22. ISR rating shall be increased to 80% for lot 4.
23. Add striping and crosswalks as shown on red lined plan presented to the applicant following the conclusion of the meeting.

Public Works:

1. Perform a hydrologic determination by the FMDP for the conveyance that runs parallel to Lebanon Road.
2. Return radius located at northwestern corner of Lebanon Road and N Greenhill Road shall be corrected.
3. Transportation/Roadway Comments

- a. Access points on Lebanon Road are under the control of the Tennessee Department of Transportation (TDOT). TDOT's review and approval of the access points on Lebanon Road shall occur before this project goes before the Board of Commissioners.
- b. The traffic study shall be submitted, reviewed, and all staff comments addressed prior to submittal to the Board of Commissioners.
- c. The two proposed access points onto Lebanon Road shall be right in/right out only with some sort of median or median curb on Lebanon Road to prohibit left turns in or out from those access points.
- d. Proposed access points on Lebanon Road shall have right turn deceleration lane analysis should be completed on both right in/right out access points. This analysis shall be submitted with the traffic impact study.
- e. All monument sign locations will need to be reviewed for sight distance impacts.
- f. There are buildings shown with multiple potential land uses that have different trip generation rates. Show which land uses are proposed and in the traffic impact study.
- g. The current land uses shown are likely to generate more pedestrian traffic from Greenhill High School. The intersection of N. Greenhill Road and Needmore (high school driveway) shall be evaluated for additional pedestrian safety features such as pedestrian pushbuttons, crosswalk signals, or warning beacons in accordance with the TDOT standard drawings.
- h. Internal pedestrian circulation plan should be reviewed at construction plans for appropriate sidewalk and crossing locations.
- i. Truck routing and turning analysis shall be conducted for delivery trucks serving the fast-food restaurant.
- j. Provide driveway access to Old N. Greenhill Road.
- k. Remove right-out movement onto N. Greenhill Road.
- l. Site circulation shall be further reviewed at the FMDP stage.

West Wilson Utility District:

1. No comments provided this review cycle.

A motion was made by Chairperson Winchester, seconded by Commissioner Hefner, that this Ordinance be recommended for approval. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Luke Winchester

SECONDER: Scott Hefner

Aye: Chairperson Winchester, Vice Chair Rast, Bullock, Commissioner Christenson, Hefner, and Commissioner George

Absent: Commissioner Searcy, and Commissioner Armistead
Enactment No: 2024-23

9. Preliminary Plat

9.A. Review the Preliminary Plat for Heron Hill, Located off Saundersville Road.

Staff went over their reports and answered questions from the commission. Charley Dean, 1633 West Main Street, represented the project. Motion to approve with the conditions of providing street lighting at the entrance, as well as decorative street lighting in the development, ensure mail kiosk is covered and well lit and provide signage at lake access easement.

Planning and Zoning:

1. Provide a landscaping information per article 5-104.4, this shall include a tree preservation plan.
2. All requirements of article 5-104.4 shall be adhered to including façade materials, two car garages with appropriate free and clear space and 22' long driveways.
3. The waiver request from 4-104.4 of the Subdivision Regulations is subject to Planning Commission
4. Preserve any trees possible.
5. Correct the note on P2.0 to refer to 5-104 of the Zoning Regulations.
6. Provide landscaping around the detention area to mitigate its visibility.
7. The HOA shall maintain all open space.
8. Detention ponds shall be screened via landscaping from all ROW's.
9. Provide street lighting at the entrance, as well as decorative street lighting in the development.
10. Ensure mail kiosk is covered and well lit.
11. Provide signage at lake access easement.

Engineering:

1. A site distance analysis shall be performed at the intersection of Heron Hill and Saundersville Rd. prior to construction plan review to the City. The location of the intersection and tree preservation may need to be revised depending on the site distance analysis.
2. Per code, the maximum length of permanent cul-de-sac streets shall be 700 feet and shall serve no more than 14 dwelling units. Staff will support this variance due to the roadway section being proposed for the development.
3. All dwelling units shall be served via gravity sewer. No homes shall be served for sewer via individual grinder pumps or onsite step or septic systems.
4. The proposed pump station shall be public and designed to City standards.
5. Provide geotechnical reports with recommendations for sinkhole remediation during construction plan review. A letter from a registered geotechnical engineer certifying mediation will be required prior to the signing of the final plat.
6. Injection wells for stormwater management will not be supported due to long-term maintenance responsibility concerns. Staff will work with the developer's engineer towards an approvable stormwater management system during construction plan review.
7. 5' wide sidewalks shall be installed along the Saundersville Rd frontage outside of the right-of-way and be within a public access easement (width to be determined at construction plan review).
8. Landscaping plans shall be approved prior to the construction plan review.

9. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
10. Any potential roadway improvements to Saundersville Rd. are subject to review and approval by the Wilson County Road Commission.
11. For lots 9-12, the finished floor elevation shall be the Base Flood Elevation (BFE) established by FEMA, +4 feet to satisfy City requirements and be shown on the Final Plat before recording.

WWUD:

1. The proposed water line shown is not WWUD's design. WWUD will design further along in the process.

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

RESULT: APPROVED

MOVER: David Rast

SECONDER: Preston George

Aye: Chairperson Winchester, Vice Chair Rast, Bullock, Commissioner Christenson, Hefner, and Commissioner George

Absent: Commissioner Searcy, and Commissioner Armistead

10. Adjourn

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

RESULT: APPROVED

MOVER: David Rast

SECONDER: Preston George

Aye: Chairperson Winchester, Vice Chair Rast, Bullock, Commissioner Christenson, Hefner, and Commissioner George

Absent: Commissioner Searcy, and Commissioner Armistead

****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

Kenny Howell, Planning Commission Secretary