



MEMORANDUM

Date: August 15, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Everett Downs Mixed Use
Preliminary Plat
Map – 072P, Group A
Parcel(s) – 014.00

Request: CSDG on behalf of their client, Robinson Developments, is requesting a Preliminary Plat approval for five lots and associated right-of-way easements and infrastructure at 1919 N. Mt. Juliet Road, in District 3.

History: The PMDP-PUD was originally approved by the Board of Commissioners via Ordinance 2024-34 in July 2024. This Preliminary Plat lays out the lots and infrastructure for the Everett Downs Commercial Mixed-Use PUD, along N. Mt. Juliet Road, just South of E. Division Street, with CTC-PUD base zoning.

Preliminary Plat: This Preliminary Plat establishes five lots ranging in size from 1.18 acres to 4.20 acres. Various easements for shared access are also included. A Final Master Development Plan has been submitted to the Planning Commission concurrently and is also on this same agenda.

Summary: This preliminary plat is for the entire mixed-use subdivision, creating five lots and establishing access easements. An associated final master development plan for lots 3 and five, buildings 1, 2 and 3 is also on this month's Planning Commission agenda. The applicant has addressed the majority of the comments received from prior staff reviews. Any remaining issues may be addressed via the conditions of approval as listed below.

Recommendation: Staff recommends approval of this Preliminary Plat for the Everett Downs Commercial Mixed Use PUD, and asks that the following conditions please be included within the approval.

Planning and Zoning:

1. All PMDP requirements, Ordinance 2024-34, shall be adhered to.
2. Sidewalk is required on both sides of all internal streets.
3. The front building setback line for lot 5 is incorrectly labeled due to the front of the building facing south, label and treat this as a front setback.
4. Display all building setback lines for Lot 1.

Public Works:

1. Previously approved PMDP/PUD conditions apply.
2. Landscaping plans shall be approved before construction plans are approved.
3. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
4. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction document review.
5. The cost of the traffic signal and the amount of the per lot contribution shall be confirmed when the LOC for offsite improvements is placed prior to the commencement of construction of the offsite improvements. Bids for the work will be required for Public Works and Engineering review during LOC placement.
6. All grading shall be 3:1 or flatter.
7. Pretreatment options will be finalized at construction plan review.
8. No additional lanes shall be added to North Mt. Juliet Road based on the results of the traffic impact study.
9. Trucks may not back across the central drive.
10. Patios may not impede on pedestrian movements.
11. All perpendicular parking lanes shall be at least 26'.
12. Detectable warning mats shall be yellow.
13. Monument signs may not be within the site triangles for the intersection.
14. The transition from three lane section to two lane section on the private road shall be laid out in the construction plans. Staff recommends adding a bay taper on the right-turn lane and keeping the left-turn lane continuous.
15. Sewer profile "B" shows 4" diameter main. It shall be 8" diameter minimum.
16. If project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. Comments were not submitted this review cycle.