



MEMORANDUM

Date: January 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

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

Request: CSDG, on behalf of their client, requests a final plat approval for five lots in the Everett Downs mixed use PUD on North Mt. Juliet Road in District 3.

Analysis: The property is located on the east side of NMJR between OLDR and Central Pike. The PUD originally received PMDP approval in 2024 (ordinance 24-34). A preliminary plat has already been approved by the Planning Commission in 2024. The zoning is CTC PUD and the entire acreage of the site is approximately 11.671 acres. Five lots are included on this final plat, the entirety of the Everett Downs PUD.

Lot 1: 1ac. commercial
Lot 2: 1.18ac. commercial
Lot 3: 4.41ac. commercial
Lot 4: 3.55ac. multi-family
Lot 5: 1.531ac. commercial

The plat includes numerous easements for shared vehicular access and utilities or various widths. Building setbacks are incorrectly labeled in several instances and need to be revised before recording.

Summary: This final plat establishes five lots ranging from 1ac to 4.41ac in the Everett Down mixed-use PUD on North Mt Juliet Road. Items remaining to be addressed are found in the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Everett Downs, subject to the conditions of approval below:

Planning and Zoning:

1. Correct the side lot setbacks for corner lots, it shall be half the front yard setback.
2. Correct the setback along NMJR for lot 5.

Public Works:

1. Ensure all plat certificates match verbiage from the Land Development Code. Signing of the final plat can be delayed and final plat returned to applicant for revision if verbiage does not match the Code.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. Proposed water lines need to be labeled as proposed.
2. Add the following note: All West Wilson Utility District public water lines have a 20' wide easement. Said easement being 10' each side of the centerline of the water line.
3. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.