

Thursday, November 21, 2024 6:30  
PM  
Planning Commission  
Meeting Minutes - Draft



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

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

Resources: Jon Baughman, City Planner, Jill Johnson, Planner I, Shane Shamanur, Director of Engineering, Samantha Burnett - City Attorney

**Present** Vice Chair David Rast, Commissioner Rebecca Christenson, Commissioner Larry Searcy, Commissioner Preston George, Commissioner Linda Armistead, Commissioner Nathan Bulmon, and James Maness

**Absent** Chairperson Luke Winchester, Commissioner Scott Hefner, and Commissioner Ted Floyd

**1. Call to Order**

**2. Set Agenda**

Vice Chair David Rast requested to move item 7A to consent. There were no objections.

**3. Staff Reports**

Staff reviewed their reports and answered questions from the Commission.

**4. Citizen's Comments**

**5. Minutes Approval**

**5.A.** Review the Minutes from the October 17, 2024, Planning Commission Meeting.

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

**RESULT:** APPROVED

**MOVER:** Preston George

**SECONDER:** Larry Searcy

**Aye:** Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Armistead, Mayor James Manes, and Commissioner Bulmon

**Absent:** Chairperson Winchester, Commissioner Hefner, and Commissioner Floyd

**6. Consent Agenda**

Staff reviewed their reports and answered questions from the Commission. There were no citizen comments. Vice Chairman Rast closed the Planning Commission and opened a Public Hearing. There were no citizen comments. Vice Chairman Rast re-opened the Planning Commission Meeting.

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

**RESULT:** APPROVED

**MOVER:** Preston George

**SECONDER:** Linda Armistead

**Aye:** Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Armistead, Mayor James Manes, and Commissioner Bulmon

**Absent:** Chairperson Winchester, Commissioner Hefner, and Commissioner Floyd

**6.A.** Appoint Taylor Murray as Planning Commission Secretary.

**6.B.** Review the Mass Grading Plan for Outside the Box Ph. 2, located off Meb Court and Lebanon Road.

Planning and Zoning:

1. No Comments

Engineering:

1. The greenway shall be planned (with an access easement) and constructed with a future site plan.
2. Include the initial submittal date in the revision block and update for all future submittals.
3. If project is approved, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

West Wilson Utility District:

1. WWUD has no comments.

Wilson County Schools:

1. No Comments

**6.C.** Review the Final Plat for Silver Springs Phase 6, located off Karen Drive.

Planning and Zoning:

1. All signatures shall be obtained prior to bringing the final plat to the Planning Department for recording.
2. The surveyor shall sign the plat prior to recording.
3. Label lots 601 & 618 as critical façade lots.
4. Correct the front building setback for lots 608, 615 & 622.

Engineering:

1. All punch list items from Public Works/Engineering must be completed prior to Public Works/Engineering signing of the final plat.

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

West Wilson Utility District:

1. Water lines shall be shown throughout the Phase.
2. There are no fire hydrants shown.

Wilson County Schools:

1. No Comments

**6.D. Review the Final Plat for Willow Landing Phase 3, located off Mays Chapel Road.**

Planning and Zoning:

1. All signatures shall be obtained prior to bringing the Final Plat to the Planning Department for recording.
2. Provide a confirmation letter from Wilson County that the Plat meets their zoning requirements.

Engineering:

1. Add note: All PUDEs outside of the ROW shall not be the maintenance responsibility of Wilson County.

West Wilson Utility District:

1. An on-site visit has not been conducted at this time to verify the location of the water line and related appurtenances.

Wilson County Schools:

1. No Comments

**6.E. Review the Final Plat Modification of Legacy Pointe at Golden Bear Lot 9, located at 1440 and 1454 Rutland Drive.**

Planning and Zoning:

1. No comments.

Engineering:

1. Ensure all plat certificates match verbiage from the Land Development Code. Signing of the plat can be delayed and final plat returned to applicant for revision if verbiage does not match the Code.
2. Show access easement for the drive that comes off Rutland Road. Access easement shall be recorded prior to the issuance of land disturbance permit.

West Wilson Utility District:

1. An on-site visit has not been conducted at this time to verify the location of the water line and related appurtenances.

Wilson County Schools:

1. No Comments

**6.F.** \*\*Review the Annexation and Plan of Services for the City Property located at 2460 Old Lebanon Dirt Road.

Planning and Zoning:

1. No comment.

Public Works:

1. No comment.

Wilson County Schools:

1. No comment.

West Wilson Utility District:

1. No comment.

This Ordinance was \*\*Positive Recommendation.to the Board of Commissioners due back on 12/9/2024

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

**6.G.** \*\*Review the Annexation and Plan of Services for the property located at 1191 Nonaville Road.

Planning and Zoning:

1. No comments.

Public Works:

1. No comments.

Wilson County Schools:

1. No comments.

West Wilson Utility District

1. No comments.

This Ordinance was \*\*Positive Recommendation.to the Board of Commissioners due back on 1/13/2025

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

**6.H.** \*\*Review the abandonment of a portion of the existing ROW located off Rutland Road near Golden Bear Gateway.

This Ordinance was \*\*Positive Recommendation.to the Board of Commissioners due back on 1/13/2025

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

**6.I.** \*\*Review the Ordinance to repeal Ordinance 2015-09 and Ordinance 2016-02 in their entirety to encourage hotel development.

This Ordinance was \*\*Positive Recommendation.to the Board of Commissioners due back on 1/13/2025

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

**6.J.** \*\*Review the Ordinance amending part B of the Unified Development Code of the City of

Mt. Juliet, Tennessee, known as the zoning regulations (Ordinance 2001-29), adopted October 8, 2001, as amended, to define "Hotels and Motels" in section 6-102, uses and structures.

This Ordinance was \*\*Positive Recommendation.to the Board of Commissioners due back on 1/13/2025

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

**7.A.** Review the Preliminary Plat for McFarland Farms Ph. 1A, 1B, and 2, located off Old Lebanon Dirt Road

Planning and Zoning:

1. All requirements of ordinance 2023-14 shall be adhered to.
2. The column separating garage doors shall be masonry per code requirements.
3. Provide final drafts of all proposed covenants and grants of easement which are proposed for filing with final plats. Such documents shall be in a form approved by legal counsel.
4. Provide final drafts of all proposed documents establishing a homeowner's association or similar organization created for the purpose of owning and maintaining any common open space or facilities associated therewith.
5. Single family and Townhomes driveways shall be 22' long.
6. Staff does not support full sides with only secondary façade materials on the townhomes.
7. The eastern most amenity center (townhomes and single family) shall be completed by the issuance of the 150th Certificate of Occupancy. A site plan submittal will be required.
8. Signage is reviewed via a separate application to the Planning Department.
9. Landscape plan review comments shall be addressed and the landscape plans approved before submitting construction plans to Public Works.
10. Farm style, low maintenance fencing is required along Old Lebanon Dirt Road and Cedar Lane per ordinance 2023-14.
11. The single-family product facades shall consist of 70% masonry and 30% secondary, vinyl prohibited, per ordinance 2023-14.
12. The multi-family and commercial structure facades shall include 40% masonry, 30% hardi board and 30% board and batten, vinyl prohibited, per ordinance 2023-14.
13. Label all corner and edge lots as critical facades. This shall include all townhome units as well.
14. Remove R-1 from the existing zoning on sheet C0.00.
15. Provide a detail of the picket fencing. Revise to a low maintenance material like aluminum.

Engineering:

1. Previously approved PMDP conditions apply.
2. The plan is currently under construction plan review. Therefore, comments will be provided in this manner.
3. Construction plans will not be approved until the Preliminary Plat has been approved by the Planning Commission.

West Wilson Utility District:

1. WWUD is finalizing water plans for this development.

Wilson County Schools:

1. No Comments

**7. Site Plans / Final Master Development Plans**

**7.A** Review the Site Plan for Fifth Third Bank, located off Golden Bear Gateway and Volunteer Boulevard.

Brett Nevaril, Infinity Engineering Group, 1208 East Kennedy Blvd Tampa, Florida represented the project and answered questions from the Commission. Staff reviewed their reports and answered questions from the Commission. There were no citizen comments.

Planning and Zoning:

1. The building façade shall consist of 100% brick and/or stone, unless the requested waiver for the secondary materials is granted. This waiver shall include the ATM enclosure as well.
2. Provide details of parking lot lighting fixtures and poles. All poles and posts shall be decorative in nature and painted black or a color complimentary to the building.
3. Signage poles and post shall be painted black, gray or to match the site palette.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be natural and individually laid.
6. Paint wall mounted utility equipment to match the façade it is attached to.
7. The landscape plan comments will be via separate cover. Landscape plan comments shall be addressed prior to submitting construction drawings to Public Works.
8. Roof mounted HVAC equipment shall be screened entirely from horizontal view via the parapet walls.
9. All signage shall be submitted by separate application to the Planning Department.
10. Retaining walls shall be constructed or segmental block or be faced with masonry to match the building.

Engineering:

1. Landscaping plans shall be approved prior to the approval 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. Preliminary drainage report under review. A comprehensive review of the drainage report shall take place at construction plan review.
4. Roof drain for the building shall be subsurface and connect to the storm system.
5. The dumpster shall drain into the storm system with appropriate BMPs.
6. Onsite sewer system details will be provided at the construction plan review.
7. The gutter pan may not be used as part of the drive aisle width.
8. Adjust the location of the switchback ramp so that the crosswalk in front of the building is perpendicular to the drive aisle.
9. If project is approved, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

West Wilson Utility District:

1. The water line which the taps are shown to come has not been installed by the Developer at this time.
2. Taps 2” and smaller shall be made by WWUD once the fees are paid and area is to grade.

Wilson County Schools:

1. No Comments

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

**RESULT:** APPROVED

**MOVER:** Linda Armistead

**SECONDER:** Rebecca Christenson

**Aye:** Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Armistead, Mayor James Manes, and Commissioner Bulmon

**Absent:** Chairperson Winchester, Commissioner Hefner, and Commissioner Floyd

**7.B.** Review the Site Plan Modification for Legacy Pointe Retail, located at 1440 & 1454 Rutland Drive.

Neil Hall, Para Design, 145 Bear Crossing represented the project and answered questions from the Commission. Staff reviewed their reports and answered questions from the Commission. There were no citizen comments.

Planning and Zoning:

1. The building façade shall consist of 100% brick and/or stone, unless the requested waiver for the secondary materials is granted.
2. All roof mounted HVAC equipment shall be screened via parapet walls.
3. Provide details of building mounted lighting fixtures, which shall be decorative in nature.
4. The landscape plan comments will be via separate cover. Landscape plan comments shall be addressed prior to submitting construction drawings.
5. All signage shall be submitted by separate application to the Planning Department.
6. Provide additional crosswalks and striping throughout the dumpster corrals and to loading zones, for customer and employee safety.
7. Brick shall be clay, baked and individually laid.
8. Stone shall be individually laid.
9. Provide a fence detail. All fencing shall be constructed with a low maintenance material.
10. Poles and posts shall be decorative and painted black or a neutral color compatible with the site.
11. Bollards shall not be painted yellow, rather a neutral color compatible with the site.

Engineering:

1. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval.
2. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
3. Landscaping plans shall be approved prior to the approval of the construction plans.
4. Each proposed restaurant shall have its own (1,500 gallon minimum) grease trap.
5. 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.
6. The development is requesting a median cut in Legacy Pointe Boulevard. Previous iterations of the site included a median cut closer to the intersection of Legacy Pointe Boulevard and Rutland Drive. The proposed location reduces conflict with the intersection and is more suitable.
7. The curb line on Legacy Pointe Boulevard shall be adjusted, as shown, to eliminate the on-street parking that would otherwise hinder intersection sight distance at the driveway.
8. A R3-4 sign (No U-Turns) shall be installed in the medians of Legacy Pointe Boulevard to eliminate U-turn movements at the driveway.
9. An additional curb ramp is needed on the southwest side of Building C to connect the pedestrian access route from the public right-of-way to the buildings.
10. If project is approved, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.
11. Adding additional pavement markings inside a drive aisle as a dedicated space for pedestrians to easily access buildings B and C.

West Wilson Utility District:

1. Service configuration may change.
2. Add note: All private fire hydrants shall be painted white.

Wilson County Schools:

1. No Comments

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

**RESULT:** APPROVED

**MOVER:** Rebecca Christenson

**SECONDER:** Preston George

**Aye:** Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Armistead, Mayor James Manes, and Commissioner Bulmon

**Absent:** Chairperson Winchester, Commissioner Hefner, and Commissioner Floyd



- 7.C.** Review the Final Master Development Plan/Site Plan for Golden Bear Retail Center, located at 1995 Golden Bear Gateway. Neil Hall, Para Design, 145 Bear Crossing represented the project. Staff reviewed their reports and answered questions from the Commission. There were no citizen comments.

Planning and Zoning:

1. All conditions of approval for the Preliminary Master Development Plan PUD, ordinance 15-02, shall be adhered to.
2. All landscape plan review comments shall be addressed prior to the submission of construction documents to Public Works.
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. All wall mounted exterior lighting fixtures shall be decorative. Replace the LT2 Lithonia WPX1 with a more decorative type.
7. All signage shall be reviewed and approved via a separate application to the Planning Department.
8. Any wall mounted utility equipment shall be painted a color complimentary to the building façade.
9. Paint bollards a color complimentary to the building façade; no yellow bollards are permitted.
10. Relocate the bicycle rack location adjacent to the building, and not in a landscape bed.
11. Per ordinance 2023-29, drive-thru windows and noise generating communication systems, “speakers” shall not be permitted in CNS zoning. Walk up windows may be permitted if located on the right of way facing façade but shall never be permitted where abutting residential development per 6.102A. Revise the layout accordingly.
12. All development on site shall comply with the supplemental provisions found in Article 3-104.7.5, depending on uses for retail center.
13. All fencing shall be low maintenance, decorative type.
14. Combustible landscaping material is prohibited within 3’ of the building.
15. Provide architectural features to Northern and Southern ends of the building to break up the monotony.
16. Planning Commission granted a waiver for a metal roof.

Engineering:

1. Landscaping plans shall be approved prior to the approval 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. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
4. Each proposed restaurant in the development shall have its own grease trap.

5. Work with staff to allow a loading area behind the building outside of public view.
6. Sidewalks shall be constructed on Sire Drive, as shown.
7. The turndown sidewalk shall be at least 5' wide, excluding the width of the curb.
8. The flares on the standard commercial driveway shall be 6'. Update the standard detail.
9. All applicable City standard details shall be used.
10. If project is approved, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

West Wilson Utility District:

1. Are you sure that you only want 1 - domestic meter?

Wilson County Schools:

1. No Comments

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

**RESULT:** APPROVED

**MOVER:** Linda Armistead

**SECONDER:** Preston George

**Aye:** Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Armistead, Mayor James Manes, and Commissioner Bulmon

**Absent:** Chairperson Winchester, Commissioner Hefner, and Commissioner Floyd

**8. Adjourn**

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

**RESULT:** APPROVED

**MOVER:** Linda Armistead

**SECONDER:** Preston George

**Aye:** Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Armistead, and Commissioner Bulmon

**Nay:** Mayor James Maness

**Absent:** Chairperson Winchester, Commissioner Hefner, and Commissioner Floyd

**\*\*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.**

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Luke Winchester, Chairperson

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Tyler Gutierrez, Planning Commission Secretary