



Item 9.C.

City of Mt. Juliet Planning Department

Staff Report *8/20/2026 – Regional Planning Commission*

Project Name:

Mainstead Golden Bear

Address:

4515 Beckwith Rd.

Legal Description:

Map(s) – 078

Parcel(s) – 017.09 & 017.10

Commissioner District:

3 - Scott Hefner

Applicant:

Drew Hardison,
Barge Design Solutions

Property Owner:

Golden Bear MJ, LLC

Request:

Site Plan

Current Zoning:

CMU-PUD

Requested Zoning:

Not applicable

Attachments:

Plan Documents & Exhibits

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks site plan approval for Mainstead Golden Bear, a mixed-use development including apartments and commercial uses located on Beckwith Road in the Golden Bear Place PUD in district 3.

Description/History: The Golden Bear Place PUD originally submitted in 2017, and had various names until passed via ordinance 2024-04, when the PUD was completed. The PUD was amended via ordinance 2024-52. The final master development plan was approved in May 2026.

Zoning: The base zoning for this section (labeled D1 & D2 on the PMDP) of the Golden Bear Place PUD is CMU-PUD. The FMDP was shown to be in substantial compliance with Article VIII.

Code References:

Zoning Regulations - The plan is proposed to be compliant with most of the zoning regulations, and any specific articles that apply; however, any deficiencies are noted in the conditions of approval. If any variances/waivers have been requested, they will be shown below prior to the conditions of approval.

Summary: The site plan as proposed does not match the approved FMDP (May 2026) in the following ways. 301 residential units (298 apartments and 3 townhome units) where the FMDP had 292 total units. The FMDP includes 14,776 square feet of commercial space, more than shown on the FMDP (14,045 sf). The commercial space is to include restaurant and retail units. The residential density of this phase is 15.2 upa. The PUD as a whole, is capped at 7.4 upa. Proposed amenities include: pool, bocce, pet park and outdoor kitchen/entertainment area.

Recommendation: Staff recommends approval of the Site Plan for Mainstead Golden Bear in the Golden Bear Place PUD, subject to the following conditions:



Conditions (by Department):

Fire Department:

1. No comments.

Planning:

1. Correct site data table to match the unit count shown. The site data table shows 292 units, while the proposed site plan layout by building shows a cumulative total of 301 units (298 apartments and 3 townhomes). The site plan must follow the FMDP with 292 units maximum.
2. Verify the correct square footage for the commercial area. The FMDP approved 14,045 sf of commercial space and the site plan shows a cumulative total of 14,776 sf of commercial space.
3. All requirements of ordinances 24-04 and 24-52 shall be adhered to.
4. Non-masonry materials shall not exceed 50% (hardie board) as approved via the waiver on ordinance 24-52.
5. Revise elevations, as vinyl and metal are prohibited as façade materials. Remove the metal material from the clubhouse.
6. All requirements of 6-104.1 shall be adhered to, except any waivers granted via PMDP approval.
7. All requirements of 4-114 shall be adhered to, except any waivers granted via the PMDP approval.
8. Brick shall be clay, baked and individually laid.
9. Stone shall be natural and individually laid.
10. Revise fencing detail for horse fence, as wood is not permitted. All fencing shall be low maintenance and decorative. Horse fencing can utilize composite fencing in lieu of wood.
11. Retaining walls shall be constructed of segmental block or faced with masonry to match the buildings.
12. Provide approval by the postmaster for the mail kiosk being located internally in Building 100.
13. The clubhouse shall be at least 2,000sf of conditioned space.
14. Flammable landscape material is not permitted within 3' of any structure.
15. Parking lot lighting shall be placed in landscape islands or grass areas, not in paved vehicular use areas.
16. Wood shall not be permitted for balcony flooring.
17. Wall mounted meter and utility equipment shall be painted to match the façade it is attached to or screened via masonry.
18. Ground mounted HVAC and utility equipment shall be screened from horizontal view via masonry and/or vegetation.
19. Landscape plan review comments are via separate cover. All comments received shall be addressed prior to construction plan submittal to Public Works.

Engineering:

1. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
2. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.



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3. A letter of approval from West Wilson Utility District will be required prior to the issuance of the Land Disturbance Permit.
4. Provide proof of acquired sewer easements prior to the issuance of the Land Disturbance Permit.
5. Provide layout of offsite public sewer extension.
6. Sewer availability has been requested and preliminary alignment provided. Alignment can change prior to land disturbance permit issuance based on easement acquisition.
7. Each restaurant use shall have a 1,500-gallon grease trap (Jarratt one-piece).
8. A northbound right-turn deceleration lane is warranted. TDOT shall determine if the lane is required.
9. The sidewalk along the frontage shall be widened to 6' wide.
10. Provide a sidewalk for the parking spaces along the side and back of the building.
11. EPSC measures shall not be installed within existing, preserved landscaping buffers.
12. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage summary to Engineering for construction plan approval.

WWUD:

1. All relocated water lines shall be designed by WWUD.
2. Service configurations will change.
3. The DDCVA cannot go at the back corner of the building if that is what is proposed. It exceeds the allowable distance.

Wilson County Schools:

1. No comments received.