



## MEMORANDUM

**Date:** January 16, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** LC Mt. Juliet II  
LUA, AX, PMDP PUD  
Map - 96  
Parcel(s) – 21.01

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**Request:** Submitted by CSDG, on behalf of their client, the applicant requests an Annexation, Plan of Services, Land Use Plan Amendment, Rezone and Preliminary Master Development Plan approval for a development on Central Pike including commercial and residential in a mix of buildings, townhomes, rowhouses and apartment buildings totaling 655 residential units.

**History:** The property is 62.9 acres on the south side of Central Pike, between Cook Rd. and SMJR. The property is in Wilson Co. but within the City's urban growth boundary. The current zoning is Wilson County R-1. The applicant has requested a rezone CMU-PUD to develop a mixed-use community similar, to the LC at Providence, albeit larger. The City's Land Use Plan identifies the area as Medium Density Residential. A summary of the request is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
CSDG	Medium Density Residential	Mixed Use	Wilson County R-1	CMU-PUD

**Future Land Use Plan:** The City's Future Land Use Map identifies the property as Medium Density Residential. Medium Density land use is found around the property south of Central Pike. The north side of Central Pike is classified as Mixed-Use. The Land Use Plan does not support a request for Mixed-Use classification for this property.

**Zoning:** The zoning is R-1 in Wilson County, surrounding zoning as well. The applicant is seeking CMU zoning with a PUD overlay.

**Urban Growth Boundary:** The subject property is in the City's Urban Growth Boundary.

**Plan of Services:** A Plan of Services is included for review.

**Findings:** In reviewing the requested zoning actions, staff finds that the request DOES NOT agree with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

1. *IS NOT agreement with the general plan for the area, and*
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

**Preliminary Master Development Plan:**

**Location/History:** This development site is located on the south side of Central Pike, between SW Cook Road and SMJR. The property is in the City's urban growth boundary. Zoning is Wilson County R-1, Low Density Residential. As explained above, should the property be annexed, a land use amendment and rezone are sought for Mixed-Use land use and CMU base zoning with a PUD overlay.

The total acreage of the proposed development is 62.9 acres, exceeding the minimum required for multifamily developments (20ac) and the proposed residential density is 9.60 units/acre, below the maximum permitted (16.1). 655 units are proposed. The development timeline includes two phases over four years. Estimated population is 1,114 persons. The 655 units are as follows: 1 bedroom: 165, 2 bedroom: 266, 3 bedroom: 224. The first phase includes 336 units, phase 2 includes 319 units. Most amenities and commercial portions are slated to be constructed in the first phase. Estimated population at buildout is 1,114 people.

**Bulk Standards:** Mixed use developments are held to the bulk regulations of RM-16. ISR ratio is acceptable as is building coverage. Building coverage is acceptable at 25% (Max. 50%). The setbacks listed do not match what is required by CMU. Improved open space just exceeds the minimum required at 7.2 acres or 10.6 (10% is required).

**6-104.1 Mixed-Use Regulations:** 13.67% of the site is identified as commercial use. The minimum requirement is 10%. This is 9.23 acres on this site and includes The Goat (6,500sf) and Morning Ritual restaurants (coffee shop) (2,000sq), pool and deck area, volleyball courts, event hall (2,500), co-working space, leasing office and wellness building(5,000sf), village residences and common open space between the entrance drives. Staff requests that the 13.67% be more clearly defined and request the leasing office be removed from the proposed commercial percentages. Provide the gross floor area of mixed-use buildings which is devoted to residential and commercial uses. Define the parking for each too, parking for residential uses cannot be utilized towards commercial requirements.

5-104.1 Development Standards for Multi-Family: 6-104.1 requires mixed use developments comply with multi-family regulations found in 5-104.1. A waiver is requested to provide 100sf/bedroom of space to the amenity center rather than for a playground or tot lot as prescribed by the zoning ordinance. Outdoor seating is required at 20sf/bedroom as well and the plans show this accommodated in the areas around the pool and volleyball courts.

Streets/Sidewalks: Six-foot-wide sidewalk is proposed along Central Pike and Cook Road. The internal sidewalk network is complete and supplemented by pedestrian trails in several locations. All access is proposed via Central Pike, none to Cook Rd. Further road stubs for future connection to the south and east are not proposed, unlike the other LC in Mt. Juliet.

Parking: Parking data indicates the site is overparked by 53 spaces. The parking comes in a variety of forms, parallel, garage and parking lot. None of the units will have driveways though. Parking will need to comply with all zoning regulations at FMDP/Site Plan submittal. Staff requests providing accurate breakdown of required vs proposed parking.

Amenities: Most of the amenities are clustered around the northern part of the development, along Central Pike. These include: 2,600 sf pool, 6,700 sf pool deck, 14,000 sf volleyball courts, 6,980 sf wellness center, 7.2 acres of improved open space including paved pedestrian trails, and small neighborhood parks. The code requires the amenity area to be at least 2000 sf up to 200 dwelling units and another 10 sf of amenity space is required for every additional unit.

Multi-family Building and Design Standards: The plans include a waiver request for the elevations as shown on Sheet C0.03. Bicycle racks and trash cans are required at all the buildings. The trash compactor shall be screened per code requirements. Staff wonders about the practicality of having a single trash compactor for over a thousand residents, located in the very non-central location at the Southeast corner of the property.

Exterior lighting fixtures mounted to the buildings shall be decorative. Parking area lighting shall be decorative. All poles and posts shall be powdercoated black, channel posts are not permitted. Wheel stops are not permitted.

Landscaping: The applicant is requesting a landscape regulation waiver to omit a portion of the required landscaped buffer and privacy fence where the property abuts external streets. Staff supports this request, however, does recommend enchanneled landscaping and a split rail fence in these locations. Further, the applicant is requesting ornamental fencing, in lieu of opaque privacy fencing for the rest of the buffer areas. Staff supports this request. A type D buffer is provided where required for perimeter areas not adjacent to an external street. A full landscape plan will be required and reviewed upon FMDP/Site Plan submittal. Staff requests additional landscaping along Cook Road, especially since the rear of the buildings will face this way.

Waivers: The following six waivers are requested:

1. 4-102.104: Request to disturb up to 0.53 acres with slopes greater than 20% **STAFF SUPPORTS, do not place building envelopes in these areas.**
2. 5-104.1: To omit a portion of the perimeter fence along the west and north sides of the site. The existing roadways will serve as the perimeter boundary. **STAFF SUPPORTS, rather**

provide landscaping and split rail fence with brick/stone termination columns to enhance the streetscape.

3. 5-104.1: Request to provide an ornamental fence around a portion of the perimeter, in lieu of an opaque privacy fence. **STAFF SUPPORTS**
4. 5-104.1: To provide 100sf/bedroom of amenity space in lieu of a tot lot. **STAFF SUPPORTS**
5. 5-104.1: To use the façade materials as shown in lieu of 100% brick and stone. **STAFF DOES NOT SUPPORT, provide percentages of requested waivers.**
6. 5-104.1: To allow a minimum separation of 15' for "C Block Buildings" only. **STAFF SUPPORTS, the buildings will be sprinkled.**
7. To deviate from the standard road cross-sections to allow for the town center, residential – Parking one side, Residential – No parking, Residential – with parking both sides and Residential – alley cross-sections as shown in plans.
8. To allow for private streets.

**Summary:** The City's Future Land Use Plan identifies the subject property as Medium Density Residential, the applicants request for Mixed Use is not supported by the plan. Should the property be annexed and rezoned, a Final Master Development Plan and Site Plan shall comply with all applicable regulations other than any waivers approved.

**Recommendation:** Should the Planning Commission make a positive recommendation to the Board of Commissioners for the Land Use Amendment, Annexation, Plan of Service, Rezone and Preliminary Master Development Plan for LC Mt Juliet II, please include the following conditions:

Planning and Zoning:

1. Provide a minimum of 25% commercial.
2. Clarify what amenities are open to the public, and what amenities are exclusive to the residents only.
3. On the plan, clarify how commercial area requirements for mixed use development are met. Do not include the leasing office in these calculations.
4. The maintenance building shall be faced with materials to match the primary buildings.
5. Provide enhanced landscaping along Cook Road (the rear side of the buildings will be visible from the street), Central Pike and around retention ponds.
6. All requirements of the City's Subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission.
7. 5-104.1 Multifamily guidelines shall be adhered to, excepting any waivers approved by the Planning Commission.
8. 6-104.1 Mixed-use regulations shall be adhered to, excepting any waivers approved by the Planning Commission.
9. The elevations include too much secondary material. Define waiver request for all structures located on the site.
10. HVAC and utility equipment shall be screened entirely from horizontal view, utility meters shall be screened with brick/stone screen walls.
11. All exterior lighting fixtures shall be decorative.
12. Correct the setbacks in the site data tables.
13. Brick shall be clay, baked and individually laid.
14. Stone shall be individually laid.

15. Wet ponds shall have lighted fountains.
16. Provide the square footage of all buildings.
17. Provide the percent commercial/residential for mixed use buildings.
18. Preserve as many trees as possible.
19. Provide right-of-way stubs for future connections south and east.
20. Provide a trash can and bike rack at every building.
21. Grill locations shall be shown on the FMDP. Provide gas grills in a brick or stone base.
22. Along SW Cook and Central Pike Road frontage, provide enhanced landscaping including a split rail fence with brick/stone termination columns to enhance street scape.

Public Works:

1. Central Pike & Access:

- a. Applicant agrees to dedicate all necessary ROW and Easements for the Central Pike Widening project once the ROW plans are finalized. It is understood that the area of estimated ROW dedication shown in the PMDP/PUD may be different than what is actually needed for the project, because Central Pike could be realigned to correct geometric deficiencies.
- b. According to TDOT's recently approved Central Pike planning report and Access Manual, pre-determined, full access points shall be planned for on Central Pike. To provide evenly spaced intersections between Providence Parkway and Central Pike, full access points shall be approximately 1,260 feet apart. This is generally compliant with the Access Manual and fits within the existing roadway network.
- c. Prior to the first CO, realign SW Cook Road to intersect with Central Pike approximately 2,520 feet from Providence Parkway (centerline to centerline) and 2,520 feet from S. Mt. Juliet Road (centerline to centerline). The realigned portion of the road between Road A and Central Pike shall conform to the City standards based on ADT and be located outside the floodplain. The road may be located between the site and the pond area to better fit with the site plan and intersection with Central Pike.
- d. Provide a 10-foot multi-use path on the east side of SW Cook to Central Pike.
- e. The applicant agrees to dedicate all necessary ROW and easements for the SW Cook Road improvements even if the improvements are constructed by others.
- f. Provide all necessary exhibits and legal descriptions to assist the City in requesting annexation of SW Cook Road from the site drive to Central Pike.
- g. If improvements to Central Pike do not happen prior to the SW Cook realignment, left and right turn lanes shall be constructed on Central Pike at the intersection with SW Cook Road.
- h. At the main access to Central Pike, full access may be permitted so long as the 1,260 feet distance can be maintained between SW Cook Road and S. Mt. Juliet Road, respectively (centerline to centerline).
  - i. Provide separate left and right turn lanes exiting the site onto Central Pike.
  - ii. If improvements to Central Pike do not happen prior to the access connection, left and right turn lanes shall be constructed on Central Pike at the intersection.
- i. Provide signal warrant analyses on Central Pike at the 50<sup>th</sup> and 90<sup>th</sup> percentiles of the build-out for both the SW Cook and main access to the site. Install traffic signals as warranted.

2. Central Pike at S. Mt. Juliet Road (SMJR):
  - a. Scenario #1: If SMJR is not improved prior to the 100<sup>th</sup> certificate of occupancy (CO) being issued, the following shall apply:
    - i. Construct dedicated westbound and eastbound left turn lanes on Central Pike.
    - ii. The traffic signal shall be modified to allow for the additional movements.
    - iii. Issuance of building permits shall be withheld either until the above improvements are completed or the TDOT project has substantially improved the intersection.
  - b. Scenario #2: If SMJR is not improved prior to the 300<sup>th</sup> CO being issued, the following shall apply:
    - i. Provide a southbound right turn lane on SMJR.
    - ii. Provide an eastbound right turn lane on Central Pike.
    - iii. The traffic signal shall be modified to allow for the additional movements.
    - iv. Issuance of building permits shall be withheld either until the above improvements are completed or the TDOT project has substantially improved the intersection.
  - c. Scenario #3: A cash in-lieu option for each specific improvement may be explored with any funds utilized for improvements to the Central Pike corridor in the vicinity of the project. Final approval for any in-lieu option shall be by the BOC.
3. Coordination between the development team, the City, and TDOT shall be required to determine access to the existing SW Cooks Rd.
4. Several enhanced pedestrian crossings will be required on site. The location and method of enhanced crossings shall be determined at FMDP.
5. An access easement shall be provided for the parcel to the east to connect to the site at the road stub.
6. Variances will be required for the private streets and the requested street cross sections. Roadway depths shall comply with the most applicable standard section. Curb and gutter shall be included and dimensioned within the cross sections.
7. All sanitary sewer shall be (minus service laterals) public and contained within a 20' easement (minimum). A macerator for the site will be required.
8. Existing conditions show at least seven (7) karst features.
9. Investigate greenway/trail connectivity for the site.
  - a. Provide a 10' wide multi-use path along the frontage on Central Pike
10. Provide a driveway connection from the Hamilton Hill Community Center to the site.
11. Request or update sewer availability for the project as appropriate.
12. There currently is no sewer infrastructure along Central Pike. Provide plan sheet for infrastructure improvements offsite.
13. If wet ponds are used, aeration shall be provided.
14. Upon construction plan submittal, provide site distance analysis at each driveway to ensure the departure site triangle meets AASHTO standards. If the minimum sight distance is not met, then either the driveway location will need to be revised or the geometry of Central Pike will need to be modified to improve the site distance.
15. Landscaping plans shall be approved prior to construction plans approval.
16. All proposed roads shall meet City of Mt. Juliet design standards.

17. Sidewalk is required along the entirety of the project frontage with SW Cook Road. Sidewalk will be required outside the right-of-way along the county owned portion of SW Cook Road and be the responsibility of the property owner.
18. No angled or perpendicular parking along the roadways.
19. Sidewalks shall be a minimum of 7' wide if abutting parking.
20. The phases shall be coordinated so all units derive access from streets constructed in that phase. Phase lines may not run along the centerline of a road or run through an intersection.
21. Crosswalks are required to be striped on SW Cooks Road.
22. Curb extensions shall be added at all three leg intersections with parallel parking provided. No parking spaces shall be provided in the intersection.
23. Stormwater Coordinator: Buffer signage needed at construction plan along buffers with no mow language.
24. Stormwater Coordinator: Construction Plans – Tennessee Rule 0400-10-.04 required for water quality and quantity.
25. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
26. All driveways shall conform to the Highway System Access Manual published by TDOT.
27. All sidewalks and crosswalks shall conform to PROWAG standards.
28. The east-west streets around the eastern pocket parks create offset intersections.
29. Bicycle infrastructure is not currently provided within the site. Several private streets meet the residential collector ADT threshold, which would include a bike lane.
30. All intersections shall meet or exceed the intersection sight distance standards provided by AASHTO.
31. Staff remains concerned about sending the residential traffic through the commercial driveway.
32. Staff supports variance request #1 in a cut condition only.
33. Stormwater: Water Quality - TN Rule 400-10-.04 applies.

West Wilson Utility District:

1. WWUD has no comments. This project is not in WWUD's service area.

Wilson County Schools:

1. No comments provided.