



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

Resources: Jon Baughman, City Planner, Jill Johnson, Planner I, Shane Shamanur, Director of Engineering, Gino Marchetti/Charles Michels - City Attorney

Rollcall

Present Chairperson Luke Winchester, Vice Chair David Rast, Commissioner Rebecca Christenson, Commissioner Larry Searcy, Commissioner Preston George, Commissioner Linda Armistead, and Commissioner Ted Floyd

1. Call to Order

2. Set Agenda

David Rast made the motion to remove item 10A from the agenda. Larry Searcy seconded. The agenda was set as stated.

3. Staff Reports

Staff reviewed their reports and updated the commission on projects.

4. Citizen's Comments

Jake Porter, CSDG, 2305 Kline Ave. asked for item 7A to be deferred from the agenda . Stefanie Beemer, 513 Montrose Dr., spoke out against item 9B and 9C Elliott Reserve. Eric Fisher, 435 Whitley Way spoke out against item 9B and 9C Elliott Reserve.

5. Minutes Approval

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

5.A. Approve the Minutes from the May 16, 2024 Planning Commission meeting.

This Minutes was approved.

RESULT: APPROVED

MOVER: Preston George

SECONDER: Ted Floyd

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Armistead, and Commissioner Floyd

Absent: Hefner

Abstain: Bullock

6. Consent Agenda

Staff went over their reports and answered questions from the commission. There were no citizen comments.

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

RESULT: APPROVED

MOVER: Gerard Bullock

SECONDER: Rebecca Christenson

Aye: Chairperson Winchester, Vice Chair Rast, Bullock, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Armistead, and Commissioner Floyd

Absent: Hefner

6.A. The Development Letter of Credit (1269) for Silver Springs Ph. 5 in the amount of \$96,857.56 can be released.

6.B. AN ORDINANCE TO REZONE THE PROPERTY KNOWN AS THE SMILEY PROPERTY LOCATED 815 JOHN WRIGHT ROAD, MAP 076, PARCEL 059.00, FROM RS-40 TO RS-30

Planning and Zoning:

- 1. No comments.

Public Works:

- 1. No comments.

Wilson County Schools:

- 1. No comments provided.

West Wilson Utility District:

- 1. No comments.

This Ordinance was ****Positive Recommendation**.to the Board of Commissioners due back on 7/8/2024

RESULT: ****POSITIVE RECOMMENDATION**
Enactment No: 2024-37

6.C. AN ORDINANCE AMENDING THE LAND USE MAP AND PLAN OF THE CITY OF MT. JULIET

This Ordinance was **Positive Recommendation.to the Board of Commissioners due back on 7/8/2024

RESULT: **POSITIVE RECOMMENDATION
Enactment No: 2024-38

7. Site Plans

7.A. Review the Site Plan for Tim Horton’s located at 10576 Lebanon Road.

This Action Item was deferred.to the Planning Commission due back on 7/18/2024

RESULT: DEFERRED

8. Annexation

8.A. AN ORDINANCE ANNEXING THE SOUTH GREENHILL ROAD AND RIGHT OF WAY, LOCATED AT SOUTH GREENHILL ROAD FROM THE NORTHERN PROPERTY CORNER OF 6105 FREEMANTLE CT TO THE NORTHERN PROPERTY CORNER OF PARCEL 073 008.04, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY

Staff went over their reports and answered questions from the commission. There were no citizen comments.

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

RESULT: **POSITIVE RECOMMENDATION

MOVER: Luke Winchester

SECONDER: Linda Armistead

Aye: Chairperson Winchester, Vice Chair Rast, Bullock, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Armistead, and Commissioner Floyd

Absent: Hefner

Enactment No: 2024-42

9. Land Use Amendment, PMDP

9.A. AN ORDINANCE TO REZONE APPROXIMATELY 0.48 ACRES OF PROPERTY AT 2190 N. MT. JULIET ROAD, MAP 072I, GROUP C, PARCEL 011.00 FROM CTC TO CNS PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN 2190 NMJR CONVENIENCE STORE

Staff went over their reports and answered questions from the commission. Trevor Teague, LI Smith, 475 Metroplex Dr., Nashville, represented the project. The item was tabled until the end of the agenda.

9.B. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS ELLIOTT RESERVE LOCATED AT 12440 & 12582 LEBANON ROAD, MAP 053, PARCELS 101.01 & 102.00, FROM THOROUGHFARE COMMERCIAL TO MIXED-USE

Staff went over their reports and answered questions from the commission. There were no citizen comments. Preston George made a motion for a positive recommendation with the condition that it will revert back to its original designation if the Preliminary Master Development Plan is not approved at the Board of Commissioners.

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

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: David Rast

Aye: Chairperson Winchester, Vice Chair Rast, Bullock, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Armistead, and Commissioner Floyd

Absent: Hefner

Enactment No: 2024-40

9.C. AN ORDINANCE TO REZONE APPROXIMATELY 22.64 ACRES OF PROPERTY AT 12440 & 12582 LEBANON ROAD, MAP 053, PARCELS 101.01 AND 102.00 FROM CG AND CRC TO CMU PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR ELLIOTT RESERVE

Staff went over their reports and answered questions from the commission. Jake Porter, CSDG, 2305 Kline Ave, Nashville, represented the project. Keith Hines, 437 Whitley Way, asked for clarification on a comment on the buffer. Alex Brown, 3023 Nichols Vale Lane, asked for clarification on a tree line. Jorge Budzynski, 591 Montrose Dr., asked for clarification on drainage issues. Vince Chelstrom, 429 Whitley Way, asked for clarification on the buffer. Linda Armistead made the motion for a positive recommendation subject to staff comments.

Planning and Zoning:

1. Provide a phasing plan.
2. Revisit development timeline and revise for clarity and accuracy, the timeline seems unreasonable and lacks any information regarding phasing and number of units per phase etc.
3. Place the parking behind the commercial structures along Lebanon Road and move the structures to the front setback.
4. Provide a sidewalk on both sides of the access drive to the townhomes.
5. Excepting any waivers granted, all requirements of 5-104.4 shall be adhered to.
6. Excepting any waivers granted, all requirements of 6-103.7 shall be adhered to.
7. Provide a pedestrian connection between commercial lots 4 and 5 from the drive aisle to the townhomes.
8. Identify the percentage of the PUD devoted to commercial uses in the site data table.
9. Wet ponds shall include fountains.
10. Identify the percentage of improved open space.
11. Wheel stops are not permitted.
12. Provide landscaping and a decorative, low maintenance fence with lockable gate

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- around all detention/retention ponds.
13. Notate the percentage of improved open space for the residential area.
 14. Identify retaining wall locations and provide a detail of the proposed walls. Walls shall be faced with masonry or segmental block.
 15. Preserve as many existing trees as possible. Delineate tree protection areas on subsequent submittals.
 16. All requirements of the City's Subdivision Regulations and Zoning Ordinance shall be met, excepting any waivers approved by the Planning Commission.
 17. Provide a copy of covenants and restrictions for legal to review. Include 10% rental cap in this document.
 18. Add a note that no more than two units may be owned by a single entity. Include this in the restrictions and covenants.
 19. Townhome buildings shall provide a minimum of 30' separation of buildings, unless a waiver is granted.
 20. Garages shall include 20' width free and clear and 440 sq ft in area.
 21. The amenities shall be complete before issuance of the final townhome certificate of occupancy.
 22. For the townhomes provide two car wide driveways a minimum of 22' long from the back of the sidewalk. Provide, individual garage doors separated by a brick column where two car garages are provided.
 23. Driveways shall be at least 18' wide.
 24. Blasting Restrictions: all blasting shall be reduced from 2 inches per second to 1 inch per second, reducing the charge by 50% from the state maximum. Certified letters shall be sent out to all property owners within 500 ft of the development's property line informing those residences they are entitled to pre and post blasting inspections. The blasting monitor shall hold a contract with the general contractor and not the blasting company.
 25. Provide sidewalk connection from the ROW to the commercial area at the Western end of Lot 7.
 26. Provide a pedestrian connection from the townhome access road to the commercial areas between lots 4 and 5.
 27. Explanations on the response letters do not correspond with the correct development note numbers at C1.00.
 28. Provide dog park amenity on the typical.
 29. Provide loading zones per code for the commercial uses.
 30. The Planning Commission approved the waiver request to use an ornamental boundary fence in lieu of an opaque fence.
 31. The Planning Commission approved the request to allow up to 3.6 acres of disturbance of slopes exceeding 20%.
 32. The Planning Commission approved the request to allow 20' of building separation in lieu of 30' due to the buildings being sprinkled.
 33. The Planning Commission approved the request to omit the landscape buffer between the residential and commercial areas of the PUD.
 34. The Planning Commission approved the request to omit the masonry column between garage downs as shown on the renderings.
 35. The Planning Commission approved the request to deviate from the residential material

standards as follows:

50% masonry 50% secondary material all homes.

- 36. The Planning Commission approved the request to deviate from the material standards for commercial buildings as follows: 65% masonry and 35% secondary materials.

Public Works:

- 1. All sewer mains shall be public (minus laterals) and within a 20' easement (minimum).
- 2. No onsite grinder systems or step systems will be allowed for this development.
- 3. Landscaping plans shall be approved before construction plans are approved.
- 4. All sidewalks, trails, curb ramps, and crosswalks shall meet ADA compliance.
- 5. If wet ponds are used, aeration shall be provided.
- 6. Sidewalks are required on both sides of the access street to the multifamily from Lebanon Road.
- 7. All curb cuts on Lebanon Road require TDOT approval.
- 8. The access street shall align with the existing industrial driveway on Lebanon Road.
- 9. Connect the office building to the retail/restaurant with sidewalk and crosswalks.
- 10. The TIS shall be finalized by the June 2024 Planning Commission meeting, or the item will be subject to deferral.
- 11. The development shall install traffic calming devices on Sunset Drive. The traffic calming plan shall be coordinated with Engineering/Public Works prior to FMDP.
- 12. The development shall dedicate an access easement to the adjoining property to the east. The access easement shall be recorded prior to construction plan approval.
- 13. Monument signs may not be located within the sight triangles for the driveways.
- 14. Existing slopes equal to or greater than 20% shall not be within a proposed building envelope.

Wilson County Schools:

- 1. No comments provided.

West Wilson Utility District:

- 2. Water lines shown are not WWUD's design.
- 3. Some existing water lines that shown are labeled with the wrong size.

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

RESULT: **POSITIVE RECOMMENDATION

MOVER: Linda Armistead

SECONDER: Gerard Bullock

Aye: Chairperson Winchester, Vice Chair Rast, Bullock, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Armistead, and Commissioner Floyd

Absent: Hefner

Enactment No: 2024-41

10. Discussion

10.A. Discuss the Whispering Meadows project located at 0 Ritter Drive.

9.A. AN ORDINANCE TO REZONE APPROXIMATELY 0.48 ACRES OF PROPERTY AT 2190 N. MT. JULIET ROAD, MAP 072I, GROUP C, PARCEL 011.00 FROM CTC TO CNS PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN 2190 NMJR CONVENIENCE STORE

The item was brought back to the floor. Trevor Teague, LI Smith, 375 Metro Place Dr. represented the project. There were no citizen comments.

Planning and Zoning:

1. Label the zoning of adjacent parcels.
2. All commercial design regulations and supplemental regulations shall be adhered to excepting any waivers granted by the Board of Commissioners.
3. Secondary façade materials shall not include metal or vinyl.
4. Provide a pedestrian connection from the r-o-w to the main building entrance via pavement and striping.
5. Roof mounted HVAC equipment shall be screened entirely from horizontal view via the parapet wall.
6. Provide evidence of the railroads approval of the use and modification of their r-o-w.
7. Raise the sidewalk on the east side of the building to eliminate the excess bollards.
8. Identify the area of the existing building on subsequent submittals.
9. Wall mounted utility meters shall be screened with brick/stone screen walls or painted to match the building façade.
10. The dumpster enclosure shall meet all requirements found in 6-103.7.
11. All building mounted exterior lighting fixtures shall be decorative.
12. Site lighting shall be decorative, mounted to black poles.
13. Decorative low maintenance fencing is required should it be used.
14. Brick shall be clay, baked and individually laid.
15. Stone shall be individually laid.
16. ADA signage shall be placed in a bollard.
17. Poles, posts and bollards shall be painted black, channel posts are not permitted.
18. Provide a loading zone for deliveries.
19. Screen all gas release and associated equipment from the public ROW.
20. Provide a trash receptacle at the main building entrance per the requirements of the commercial design standards 6-103.7.
21. Signage shall be reviewed and approved via a separate application to the Planning Department.
22. No exterior signage is permitted for tobacco and/or alcohol.
23. No signage is permitted to be placed on the gas canopy or bollards.
24. Remove off-site improvements from the plan (rail r-o-w).
25. Due to the waiver request for street yard relief, provide foundation plantings around the building.
26. Brick shall be clay, baked and individually laid.
27. Consider decreasing the size of the building to alleviate the parking and site constriction issues.

- 28. Provide a dumpster detail compliant with 6-103.7.
- 29. Provide landscaping along the Northern Boundary line to discourage customers from parking in the railroad ROW and drive aisle.

Public Works:

- 1. Upgrade sidewalk along NMJR to 6’ and meet ADA requirements.
- 2. No construction activities shall be done in the railroad right-of-way without written agreement from NERA and RJ Corman Railroad.
- 3. Water quality is required and shall be addressed at site plan/FMDP submittal.
- 4. This property and the property to the west (108 W. Division St.) currently utilize the NERA ROW for access.
 - Provide proof of agreement to utilize the RR ROW for access to both properties and parking (if applicable).
 - Remove any required parking from NERA ROW regardless of agreement. Non-required parking can be permitted with signed agreement, but all parking and drive aisles to meet zoning requirements shall be within the boundaries of the property.
- 5. Sidewalks along the store frontage shall be raised from the asphalt.
- 6. No parking will be provided from the railroad ROW.
- 7. Coordination shall take place with the City on the City’s southbound deceleration lane project on Mt. Juliet Road (to W. Division St) as this project progresses.
- 8. Due to the lack of space for vehicles to queue on NMJR, left turns into the development should be restricted. These will be striping modifications and signage to NMJR that are subject to review and approval by TDOT.

Wilson County Schools:

- 1. No comments provided.

West Wilson Utility District:

- 2. Need to discuss service connection and cross connection along separation sewer service and water service.

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

RESULT: **NEGATIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Ted Floyd

Aye: Chairperson Winchester, Vice Chair Rast, Bullock, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Armistead, and Commissioner Floyd

Absent: Hefner

11 Annual Meeting - Elect Chairperson and Vice Chair

11A. Vote to elect a Chairperson and Vice Chairperson.

Vice Chair Rast nominated Chairman Luke Winchester. Armistead seconded.

Unanimously approved. Rebecca Christenson nominated David Rast for Vice Chair. Gerard Bullock seconded. Unanimously approved.

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

RESULT: APPROVED
MOVER: Rebecca Christenson
SECONDER: Gerard Bullock

Aye: Chairperson Winchester, Vice Chair Rast, Bullock, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Armistead, and Commissioner Floyd

Absent: Hefner

12. Adjourn

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

RESULT: APPROVED
MOVER: Larry Searcy
SECONDER: David Rast

Aye: Chairperson Winchester, Vice Chair Rast, Bullock, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Armistead, and Commissioner Floyd

Absent: Hefner

****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.**

Luke Winchester, Chairperson

Kenny Howell, Planning Commission Secretary