



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, Sam Burnett - City Attorney

1. Call to Order

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

2. Set Agenda

Chairman Winchester set the Agenda as stated.

3. Staff Reports

Staff reviewed their reports and updated the commission on projects.

4. Citizen's Comments

Chip Ashley 573 Montross Dr Represented item 6.G. requested a 1 month deferral.

Don Eskew, 107 York Rd. asked when it would be best for him to speak on Ace Hardware.

5. Minutes Approval

5.A. Review and adopt the Minutes from the August 15, 2024, Planning Commission Meeting.

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

6. Consent Agenda

Douglas Giacomello, 5010 Kelsey Glen, spoke out against item 6.C. with safety concerns.

Carl Modert, 6017 Whitworth Dr., spoke out against 6.C. with safety concerns.

Chairman Winchester closed the planning commission meeting and opened a public hearing for items 6.C., 6.D., 6.E and 6.F. There were no citizen comments. Chairman Winchester closed the public hearing and reopened the planning commission meeting.

This was approved.

RESULT: APPROVED

Absent: Bullock, and Hefner

- 6.A.** The Sewer Letter of Credit (20224910) for Providence Central - Adams Lane Realignment in the amount of \$215,490.00 can be released.

This Action Item was approved.

- 6.B.** The Development Letter of Credit (55111137) for Bradshaw Farms - Offside Road Improvement - Vanner Road in the amount of \$36,252.07 can be released.

This Action Item was approved.

- 6.C.** **A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS WHISPERING MEADOWS, LOCATED AT 0 RITTER DR. MAP 076 PARCELS P/O 021.02, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

This Ordinance was **Positive Recommendation. to the Board of Commissioners due back on 9/23/2024

- 6.D.** Review the Final Plat for Willow Landing Phase 2, located off Mays Chapel Road.

The Planning Commission requests decorative lighting at site entrances.

This Action Item was approved.

- 6.E.** Review the Final Plat for Windtree Pines Phase 2C, 4A, 5A, 6A, and 7A, located off Windtree Club Drive.

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

RESULT: APPROVED

MOVER: Larry Searcy

SECONDER: Luke Winchester

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

Absent: Bullock, and Hefner

Abstain: Vice Chair Rast

- 6.F.** Review the Final Plat for Waterford Park Phase 3, located at 1367 S. Rutland Rd.

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

RESULT: APPROVED

MOVER: Larry Searcy

SECONDER: Luke Winchester

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

Absent: Bullock, and Hefner

Abstain: Vice Chair Rast

6.G. Review the Site Plan for Providence Commons Phase 2, located at 671-673 S. Mt. Juliet Rd.

This Action Item was deferred to the Planning Commission due back on 10/17/2024

RESULT: DEFERRED

6.H. Review the Preliminary Plat for Elder's Ace Hardware, located at 10645 Lebanon Rd.

Planning and Zoning:

1. Correct spelling error for the word "parcel" under the owner block.
2. Correct setbacks along Lebanon Road on Lot 4 and 5, to 15'.

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 required prior to construction plan approval is issued.
3. Drainage report is under preliminary review. A comprehensive review of the drainage report shall take place at the construction plan review.
4. Roof drains for the building shall be subsurface and connect into the storm collection system.
5. The development is not proposing detention. Provide additional calculations showing the peak storm passing faster vs detaining onsite when assessing downstream conditions. The drainage report shall address downstream impacts. This will be reviewed at construction plan review.
6. Proposed pump station specifications will be provided at construction plan review.
7. Proposed pump station shall not be in the 100-year floodplain.
8. All grading shall be 3:1 or flatter.
9. The private drive shall be designed as a minor collector. The turn lane may taper down after the western driveway.
10. The access easement shall be wide enough to contain the back of sidewalk.
11. ADA curb ramps shall be shown in the ADA access aisle adjacent to the accessible parking spaces.
12. Provide a turndown style sidewalk along the east side of the building.
13. Correct the radius measurement on the northwest corner of the internal intersection.
14. Parking drive aisles shall be 26' minimum.
15. Signal modification plans shall be submitted with construction drawings.
16. All stop bars shall be at least 4' from the back of the crosswalk.
17. Curb and gutter is required for the section of York Road where sidewalk is being installed.

18. On the preliminary plat - extend PUDAE to the eastern property line.
19. On the preliminary plat- shift ROW line to where it is 25' from the centerline of York Road
20. Stormwater Coordinator: Buffer signage needed at construction plan along buffers with no mow language.
21. Stormwater Coordinator: Construction Plans - Tennessee Rule 0400-10-.04 required for water quality and quantity.
22. No construction activities in the 100-year floodplain can occur without submittal and approval to FEMA for a CLOMR-F or a "No-Rise" and approved by the City Engineering Department before construction can begin. The City's Floodplain Administrator recommends not altering the Special Flood Hazard Area (SFHA) in any way. Coordinate with staff during construction plan review for mitigation measures.
23. R1-1 (STOP) signs and R1-3p (ALL-WAY) plaques required on all approaches of the all-way stop intersection.
24. The curb ramp at the all-way stop intersection should be aligned anticipating future sidewalks on the other side of the drive.
25. All signs shall be mounted at 7 feet between the ground and the bottom of the sign.
26. The City standard for extruded curb and sidewalk with turndown curb shall be used.
27. 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.
28. If project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. The existing water line easement shall not be abandoned unless WWUD approves a new route for the existing 12" water line.
2. Water line relocation shown is not WWUD's design. One cannot keep the water line in service on York Road the way the plans are drawn. I would recommend a meeting to discuss.
3. Trees are shown planted on top of the relocated water line.

Wilson County Schools:

1. No Comments

A motion was made by Commissioner Searcy, seconded by Chairperson Winchester, that this Action Item be approved with the following conditions. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Larry Searcy

SECONDER: Luke Winchester

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

Absent: Bullock, and Hefner

Abstain: Vice Chair Rast

- 6.I.** AN 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, BY AMENDING SECTION 3.103.3.7.A, COMMERCIAL ACTIVITIES, ENTERTAINMENT AND AMUSEMENT SERVICES, TO REMOVE THE SEATING CAPACITY RESTRICTION ON ENTERTAINMENT AND AMUSEMENT SERVICES.

This Ordinance was **Positive Recommendation.to the Board of Commissioners due back on 9/23/2024

Enactment No: 2024-44

7. Appointments

- 7.A.** Review the appointment of one Planning Commission member to a steering committee for the development of the City's roadway safety action plan. Staff explained the appointment duties to the commission. There were no citizen comments.

A motion was made by Chairperson Winchester, seconded by Commissioner Christenson, to nominate Vice Chair Rast to the Steering Committee. The motion carried by the following vote:

8. Site Plans

- 8.A.** Review the Site Plan for Elder's Ace Hardware, located at 10645 Lebanon Rd. Staff reviewed their reports and answered questions from the commission. Joe Haddix, Civil Site Design Group 2305 Kline Ave, represented the project. Don Eskew 101 York Rd. Spoke out in favor of requiring a landscape buffer. He also has flooding concerns.

Planning and Zoning:

1. The Planning Commission granted a variance to 6-103.7 CDS - Masonry façade materials. Allowing for no less than 50% brick and/or stone on all facades and no more than 50% secondary materials on all facades.
2. A variance for 100% secondary material is required for the greenhouses.
3. Sidewalk is required along both sides of all internal streets and along the property's exterior frontages (York and Lebanon).
4. Provide details of building mounted lighting fixtures, which shall be decorative in nature.
5. The landscape plan comments will be via separate cover. Landscape plan comments shall be addressed prior to submitting construction drawings.
6. Provide heavy landscaping around all detention/retention ponds.
7. The Planning Commission did not grant a waiver to 10-111 Landscape - to omit the buffer on the northern property line. Identify the landscape buffer sections used, the northern property line requires a D-type buffer.

8. Provide a tree protection plan.
9. Identify plant material proposed to be saved in lieu of the buffer sections.
10. Provide details of all fencing by area, proposed for the site, which must be low maintenance, opaque material. Wood fencing is prohibited.
11. Please revise note #7, as all signage shall be submitted by separate application to the Planning Department.
12. Define “open covered area”, provide additional detail.
13. Provide additional crosswalks and striping throughout the parking lot and to loading zones, for customer safety access.
14. Provide signage in black, decorative poles to show location for concrete curb corrals.
15. Provide Propane fill station enclosure details at FMDP.
16. Any outdoor storage must be property screened via the same material and façade as the building. Tractor trailer, portable trailer, etc. are not permitted.
17. On sheet C5.00, the dumpster gate detail is not legible, please correct.
18. Wall pack lighting is not permitted.
19. Provide common signage for all 5 lots located along Lebanon Rd.
20. Provide addition decorative lighting at the entrance to Lebanon Rd.

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 required prior to construction plan approval is issued.
3. Drainage report is under preliminary review. A comprehensive review of the drainage report shall take place at the construction plan review.
4. Roof drains for the building shall be subsurface and connect into the storm collection system.
5. The development is not proposing detention. Provide additional calculations showing the peak storm passing faster vs detaining onsite when assessing downstream conditions. The drainage report shall address downstream impacts. This will be reviewed at construction plan review.
6. Proposed pump station specifications will be provided at construction plan review.
7. Proposed pump station shall not be in the 100-year floodplain.
8. All grading shall be 3:1 or flatter.
9. The private drive shall be designed as a minor collector. The turn lane may taper down after the western driveway.
10. The access easement shall be wide enough to contain the back of sidewalk.
11. ADA curb ramps shall be shown in the ADA access aisle adjacent to the accessible parking spaces.
12. Provide a turndown style sidewalk along the east side of the building.
13. Correct the radius measurement on the northwest corner of the internal intersection.
14. Parking drive aisles shall be 26' minimum.
15. Signal modification plans shall be submitted with construction drawings.
16. All stop bars shall be at least 4' from the back of the crosswalk.
17. Curb and gutter is required for the section of York Road where sidewalk is being

- installed.
18. Complete sidewalk west of York to bridge and install a crosswalk at York and Lebanon Rd.
 19. On the preliminary plat - extend PUDAE to the eastern property line.
 20. On the preliminary plat- shift ROW line to where it is 25' from the centerline of York Road
 21. Stormwater Coordinator: Buffer signage needed at construction plan along buffers with no mow language.
 22. Stormwater Coordinator: Construction Plans - Tennessee Rule 0400-10-.04 required for water quality and quantity.
 23. No construction activities in the 100-year floodplain can occur without submittal and approval to FEMA for a CLOMR-F or a "No-Rise" and approved by the City Engineering Department before construction can begin. The City's Floodplain Administrator recommends not altering the Special Flood Hazard Area (SFHA) in any way. Coordinate with staff during construction plan review for mitigation measures.
 24. R1-1 (STOP) signs and R1-3p (ALL-WAY) plaques required on all approaches of the all-way stop intersection.
 25. The curb ramp at the all-way stop intersection should be aligned anticipating future sidewalks on the other side of the drive.
 26. All signs shall be mounted at 7 feet between the ground and the bottom of the sign.
 27. The City standard for extruded curb and sidewalk with turndown curb shall be used.
 28. 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.
 29. If project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.
 30. No construction traffic permitted off of York Rd.
 31. Erosion control measures shall be placed in the interior of the buffer and not at the property line to ensure the buffer is left intact.
 32. Work with staff to install a raised median at entrance point.
 33. Remove curve C3 and replace with a 4 way stop with crosswalks showing connectivity to eastern property line.
 34. Add 4 way intersection to Road L1 showing connectivity to lot 5.
 35. Work with staff to ensure large commercial trucks can freely navigate the site (i.e. Trash Trucks & Delivery Trucks)

WWUD:

1. The existing water line easement shall not be abandoned unless WWUD approves a new route for the existing 12" water line.
2. Water line relocation shown is not WWUD's design. One cannot keep the water line in service on York Road the way the plans are drawn. I would recommend a meeting to discuss.
3. Trees are shown planted on top of the relocated water line.

Wilson County Schools:

1. No Comments

A motion was made by Chairperson Winchester, seconded by Commissioner Searcy, that this Action Item be approved subject to the conditions listed above.

The motion carried by the following vote:

RESULT: APPROVED

MOVER: Luke Winchester

SECONDER: Larry Searcy

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

Absent: Bullock, and Hefner

9. PUD Amendment

9.A. AN ORDINANCE FOR A MAJOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP) FOR THE TOMLINSON POINTE PLANNED UNIT DEVELOPMENT (PUD), BEING LOCATED AT 2844 CURD ROAD, MAP 054, PARCELS 73.00, 81.00 AND 82.02 IN THE CITY OF MT. JULIET, WILSON COUNTY, TN.

Staff reviewed their reports and answered questions from the commission. Mike Burton, 2448 West Clay Dr. Toll Brothers, Represented the project. Rebecca Ruzek, 505 Parrish Way, spoke out against the amendment. Boris Ruzek, 505 Parrish Way, spoke out about how the project site blasting and development has effected his property. Joel Burns, 2980 Curd Rd. Thanked Commissioner George and spoke out against the project and asked for better communication from the developer.

Planning and Zoning:

1. Provide sidewalk on both sides of all internal streets.
2. Provide evergreen landscaping around the pump stations.
3. Identify the location of the split rail fencing on the final master development plan.
4. The renderings supplied do not match the waiver approved, showing too much hardi, revise.
5. Water management ponds shall be screened with vegetation.
6. Trails shall be located in access easements.
7. The base zoning shall be RS-20 or a land use amendment is required.
8. All residential zoning regulations of 5-104.4 shall be adhered to excepting any waivers granted.
9. All relevant conditions of previous Tomlinson Pointe PUD approvals shall be adhered to.
10. Should it be legal, the PUD Amendment dissolves if a deal has not closed with the city of Mt. Juliet within 2 years of this letter.

Engineering:

1. Previous PUD conditions apply.
2. Per the existing PMDP conditions, access lane cul-de-sacs that exceed the unit threshold shall contain at least 24' of pavement.
3. All residential driveways shall be 22' or greater.
4. ADA compliant curb ramps are required at the intersection of Road K and Road M. This includes a connection to the trail.
5. 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.
6. Provide sewer profiles at FMDP.

WWUD:

1. Water lines shown are not WWUD's design.

Wilson County Schools:

1. No Comments

A motion was made by Vice Chair Rast, seconded by Chairperson Winchester, that this Ordinance be recommended for approval to the Board of Commissioners, due back 10/28/2024 subject to the conditions listed above. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Luke Winchester

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

Absent: Bullock, and Hefner
Enactment No: 2024-53

10. Annexation, Plan of Services, Rezones**10.A. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 25.94 ACRES, PROPERTY LOCATED AT 448 BASS LANE, MAP 055, PARCEL 095, AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.**

Staff reviewed their reports and answered questions from the commission. Charlie Dean, Dean Design Group, 1633 W Main St., Represented the project. Kenny Blyth 343 Bass Lane. confirmed the negative vote. Chairman Winchester closed the

planning commission meeting and opened a public hearing. There were no citizen comments. Chairman Winchester closed the public hearing and reopened the planning commission meeting.

A motion was made by Commissioner George, seconded by Commissioner Searcy, that this Ordinance be recommended for denial to the Board of Commissioners, due back 10/28/2024. The motion carried by the following vote:

RESULT: **NEGATIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Larry Searcy

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

Absent: Bullock, and Hefner

10.B. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 5 ACRES, PROPERTY LOCATED 4009 BECKWITH ROAD, MAP 078, PARCEL 21.02, AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

Staff reviewed their reports and answered questions from the commission. Chairman Winchester proposed hearing items 10.B & 10.C as one voting item. There were no objections. Chairman Winchester closed the planning commission meeting and opened a public hearing. There were no citizen comments. Chairman Winchester closed the public hearing and reopened the planning commission meeting.

A motion was made by Commissioner Armistead, seconded by Commissioner Christenson, that this Ordinance be recommended for approval to the Board of Commissioners, due back 10/28/2024. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Linda Armistead

SECONDER: Rebecca Christenson

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

Absent: Bullock, and Hefner

Enactment No: 2024-45

10.C. AN ORDINANCE TO REZONE THE PROPERTY LOCATED 4009 BECKWITH ROAD, MAP 078, PARCEL 21.02, FROM WILSON COUNTY R-1 TO CI.

A motion was made by Commissioner Armistead, seconded by Commissioner Christenson, that this Ordinance be recommended for approval to the Board of Commissioners, due back 10/28/2024. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Linda Armistead

SECONDER: Rebecca Christenson

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

Absent: Bullock, and Hefner
Enactment No: 2024-46

11. Land Use Plan Amendment, Preliminary Master Development Plan

11.A. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS GODFREY SUBDIVISION LOCATED AT 1030 NONAVILLE ROAD, MAP 050, PARCEL 100.00, FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL

Staff reviewed their reports and answered questions from the commission. Joe Haddix, CSDG, 2305 Kline Ave represented the project. Demon Bragg, 800 Loman Rd, Pastor of the Church, Spoke out in favor of the project.

Anita Carver, 1061 Nonaville Rd. spoke out against the development due to safety concerns. A motion was made by Commissioner Christenson, seconded by Commissioner George that this ordinance be denied. The motion failed 5-2-0.

A motion was made by Commissioner Rast, seconded by Commissioner Armistead, that this Ordinance be recommended for approval to the Board of Commissioners, with the condition that should the associated PMDP fail that the land use revert back, due back 10/28/2024. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Linda Armistead

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

Nay: Commissioner Christenson, and Commissioner George

Absent: Bullock, and Hefner
Enactment No: 2024-57

11.B. AN ORDINANCE TO REZONE APPROXIMATELY 10.5 ACRES OF PROPERTY AT 1030 NONAVILLE ROAD, MAP 050, PARCEL 100.00 FROM RS-40 TO RS-30 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR GODFREY SUBDIVISION

Staff reviewed their reports and answered question from the commission. Joe Haddix, CSDG, 2305 Kline Ave., represented the project. There were no citizen comments.

Planning and Zoning:

1. Remove the church property from the PUD and calculate density based on this area. Staff does not support including the church property in the PUD. Actual density without this area is 1.5 du/a.
2. Staff does not support a land use amendment for the current or future church property.

3. Staff does not support a rezone for the current or future church property.
4. The 4' wide landscape and fence easement shall not encroach into the intersection sight triangle.
5. Overall density shall be capped at 1.1 dwelling units per acre.
6. Provide decorative street lighting at the entrance of the subdivision and throughout.
7. Planning Commission granted 50% full masonry and 50% masonry and fiber cement in lieu of 100% masonry for all structures
8. Planning Commission granted to omit masonry column between garage doors
9. Planning Commission granted to encroach into minimum edge requirements for the church driveway
10. Planning Commission granted 30'f, 10's, 20'r in lieu of 30', 20' 20'
11. Planning Commission granted minimum lot width of 75' in lieu of 100' -
12. Planning Commission granted maximum lot coverage of 35% in lieu of 25%
13. 4-102.104 Subregs: Planning Commission granted disturb slopes greater than 20%

Engineering:

1. All sanitary sewers shall be (minus service laterals) public and contained within a 20' easement (minimum).
2. Landscaping plans shall be approved prior to construction plans approval.
3. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
4. No steep slopes are allowed in the building envelope.
5. Staff does not support variance #2. All roads shall be designed per code based on classification.
6. Staff supports variance request #3 under "Other Requested Variances".
7. Staff supports variance request #5 under "Other Requested Variances" in a cut condition only.
8. A variance is required for edge clearance under 15 feet.
9. If wet ponds are used, aeration shall be provided.
10. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
11. No onsite grinder systems or step systems are allowed for this development.
12. All sidewalks, trails, curb ramps, and crosswalks shall meet ADA compliance.
13. A sight distance profile has been submitted. Sight distance is adequate. The entry feature/sign may not be within the sight triangle.
14. The City does not own the property frontage section of Nonaville Road. Therefore, sidewalk is required to be located outside the ROW along the property frontage. This sidewalk shall be maintained by the HOA.
15. Any road improvements made to Nonaville Road are subject to review and approval of the Wilson County Road Commission.
16. ADA compliant curb ramps are required at the end of the sidewalks.
17. Show the existing building for the church on the site plan. Show the proposed location for the church driveway.
18. 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.

19. Stormwater Coordinator: Vicinity map needed on the cover sheet.
20. Stormwater Coordinator: Construction Plans - Tennessee Rule 0400-10-.04 required for water quality and quantity.
21. Owner on the Cover Sheet does not match the Register of Deeds.
22. Identify the intersection with 24 hour flashing signage on both sides of Nonaville.

WWUD:

1. The proposed water lines shown are not WWUD's design.

West Wilson Utility District:

1. No Comments

A motion was made by Commissioner Rast, seconded by Commissioner Armistead, that this Ordinance be recommended for approval to the Board of Commissioners, subject to the conditions listed above, due back 10/28/2024. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Linda Armistead

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

Nay: Commissioner Christenson, and Commissioner George

Absent: Bullock, and Hefner
Enactment No: 2024-58

11.C. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS GOLDEN BEAR PLACE PUD, LOCATED OFF BECKWITH ROAD, MAP 078, P/O PARCEL 21.10 FROM INTERSTATE COMMERCIAL TO MIXED USE AND P/O PARCEL 17.01, FROM MIXED-USE TO MULTI FAMILY

Staff reviewed their reports and answered questions from the commission.

Chairman Winchester proposed combining 11.C. & 11.D. together there were no objections.

A motion was made that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 10/14/2024. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Luke Winchester

SECONDER: David Rast

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

Absent: Bullock, and Hefner
Enactment No: 2024-51

11.D. AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP), INCLUDING A REZONE FROM RS-40 TO CMU-PUD FOR GOLDEN BEAR PLACE PLANNED UNIT DEVELOPMENT (PUD), BEING LOCATED OFF BECKWITH ROAD, MAP 078, PARCELS 10.16, 17.01 & P/O PARCEL 21.10, IN THE CITY OF MT. JULIET, WILSON COUNTY, TN.

Staff reviewed their reports and answered questions from the commission. Joe Haddix, CSDG, 2305 Kline Ave, represented the project.

Planning and Zoning:

1. Add note that all open space shall remain undeveloped.
2. The preliminary plat previously approved will need to be revised and reapproved.
3. Confirm the units in area E will be single family, if so, revise the base zoning to RS-10.
4. 4-114 and 5-104.1 shall be adhered to excepting any waivers granted by the BOC.
5. 6-104.1 shall be adhered to excepting any waivers granted by the BOC.
6. 6-103.7 shall be adhered to excepting any waivers granted by the BOC.
7. Provide decorative street lighting on black poles throughout the development.
8. Provide black, split rail fencing and enhanced landscaping along the streets. Provide a detail.
9. Signage to be reviewed via a separate application to the Planning Department. All waivers are subject to approval by the BOC.
10. Staff may request additional amenities and enhancements at final master development plan submittal.
11. On sheet C4.01, correct spelling from "Mount" to "Mt." Juliet.
12. All conditional uses on C1.01 shall not be granted as permitted uses excepting assisted living in area F.
13. Identify the commercial component of Area D and F (CMU zoning). 25% commercial shall be provided. Green space shall not be included in the required commercial percentages.
14. Provide civil details with future submittals.

Waivers/Variations:

1. Planning Commission approved the request to deviate from maximum building height allowed within the CRC, CI and CMU districts from 35' to 70' or 6 stories. All areas of the PUD are within ½ mile of the Beckwith Road Interchange. Height exemption shall be for Office, Hotel or Multi-family uses.
2. Planning Commission approved the request to omit a portion of the required perimeter fence for Area D, on the east side of the site along the creek buffer and Area E on the West side along the creek buffer.
3. Planning Commission approved the Multi-Family Residential and the Senior Living

building exterior façades to contain a minimum mix of 50% brick, 50% Hardy Plank. The use of vinyl is strictly prohibited.

4. Planning Commission approved the request to allow roof top mounted HVAC units within the multi-family portions of the development. All roof top mounted equipment will be screened with parapet walls or approved alternate.
5. Planning Commission approved the request to deviate from the sign ordinance to allow the building signage as shown on the attached building elevations (increased number of signs and size of signs)
 - Storage Facility: North Wall (150 sf) and East Wall (150 sf)
 - Bowling Alley: North Wall (500 sf) South Wall (100 sf) East Wall (500 sf)
 - One large and one small. Variance to increase maximum size from 300 sf to 500 sf and number of permitted signs on one wall.
6. Planning Commission approved to allow offsite monument signage at locations shown on C2.01.
7. Planning Commission approved to allow project monument signage as shown on C4.01. Three (3) signs to be 25 ft tall, Three (3) signs to be 15 ft tall. To allow sign face area as shown C4.01.
8. Planning Commission approved to deviate from the Self Storage Supplemental Provisions to eliminate the requirement for an opaque barrier around the project site. All storage units are contained within the single building, and therefore the building itself provides the screening.
9. Planning Commission approved to request to exceed the number of units permitted on a cul-de-sac within the townhomes area (Area E).

Engineering:

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1. Applicant states that they have completed a flood study of this site. The City requires the flood study to be submitted to FEMA for approval based upon section 4.2, “a flood study shall be required for areas outside the unnumbered A Zones, when the stream has a tributary area of one square mile or greater”; According to StreamStats, the tributary (Sullivan Branch) has a watershed of 2.17 square miles.
2. Request updated sewer availability if not already requested.
3. A macerator for the site will be required for the multi-family portion of the development.
4. Construct boardwalk between Area C and Area E.
5. The updated traffic analysis still includes the Lowry property. The analysis needs to include only the trips generated by this site. The following additional traffic analysis is required:
 - a. Update the trip generation and compare to the original development
 - b. If the proposed PUD generates fewer trips than original, a memo outlining the new trips generated and assignment will be required.
 - c. If the proposed PUD generated more trips than the original, the full study shall be updated to include capacity analysis.
 - d. Regardless of trip generation, capacity analysis is required for the roundabout(s) within the development, including the optimal lane configurations.
6. Staff supports variance #9 with the caveat of 24' pavement width (excluding curb

- and gutter).
7. Provide specific land uses for each site.
 8. Driveways on opposite sides of roadways shall align.
 9. All driveways shall comply with TDOT's HSAM.
 10. The access stubs connecting to parcels to the south shall match what is proposed in the Beckwith Business Park.
 11. Transportation:
 - a. Construct an auxiliary lane from the I-40 westbound exit ramp to the primary access point including any required signal pole or utility relocation. Curb & gutter, grass strip, and stormwater collection shall be provided.
 - b. Construct a southbound right-turn lane onto the I-40 westbound entrance ramp. This lane shall be a maximum length of 400 feet including bay taper.
 - c. Reconfigure the existing intersection of Golden Bear Gateway and Beckwith Road into a right-in/right-out configuration. Extend the central median south to the I-40 westbound ramp intersection.
 - d. Provide landscaping with drip irrigation in the median island of Golden Bear Gateway in the area of the project.
 - e. Individual lot connections to Golden Bear Gateway are prohibited.
 - f. Provide a connection to the property to the west for future connectivity along the existing Old Beckwith Rd alignment.
 - g. Configure the intersection of the new project roadway and Old Beckwith Road into a roundabout. The laneage of the roundabout is dependent on the traffic analysis to be provided.
 - h. Access to the commercial lots on the new project roadway shall be right-in/right-out only between Golden Bear Gateway and Old Beckwith Road. Provide a landscaped median island to restrict left-turns.
 - i. A traffic signal at the main project access to Golden Bear Gateway will be permitted as warranted. Traffic signal warrants shall be submitted with each site plan submittal. Once the property to the west is developed and Beckwith Road is aligned with Legacy Point Boulevard, the signal at the Golden Bear Place entrance may be reconfigured or removed by the City or others.
 - j. All public roadways to meet minor collector standards at a minimum.
 - k. 10' wide side paths shall be constructed in lieu of bicycle lanes along the collectors.
 - l. A 10' wide side path shall be constructed along the Golden Beat Gateway frontage including curb & gutter, grass strip, and stormwater collection.
 - m. The private roads within the townhomes section shall comply with the City's standard details and shall be classified based on ADT.
 - n. Provide enhanced pedestrian crossings between Areas A and D and Areas D and E.
 - o. Dedicate right-of-way north of the parking lot in Area A to connect Beckwith Road into a new connector road should the property to the west develop.
 12. Construct a boardwalk between Area C and Area E.
 13. Access to the commercial sites within Area A shall be primarily from a shared access drive from Beckwith Road. This street shall extend to the parcel to the west. The driveway on the new collector road shall be right-in/right-out only.

14. Area B shall have a maximum of 3 curb cuts.
15. The driveways to Area C shall be right-in/right-out only if the driveways are aligned with the painted medians approaching the roundabout splitter islands.
16. Provide curb extensions at three legged intersections where parallel parking spaces are provided in Area E. No parking shall be provided in the intersection.
17. The two-way left-turn lane may not be transitioned into a through lane at the intersection of Beckwith Road and Old Beckwith Road. Additional width is needed for an exclusive left-turn lane.
18. Remove the unneeded receiving lane on the new collector road at Golden Bear Gateway.
19. All references to age restricted townhomes in Area E shall be removed.
20. Stormwater Coordinator: Buffer signage needed at construction plan along buffers with no mow language.
21. Stormwater Coordinator: Construction Plans - Tennessee Rule 0400-10-.04 required for water quality and quantity.
22. 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.

WWUD:

1. The water lines shown are not WWUD's design.

Wilson County Schools:

1. No Comments

A motion was made by Chairperson Winchester, seconded by Vice Chair Rast, that this Ordinance be recommended for approval to the Board of Commissioners, subject to the conditions listed above, due back 10/28/24. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Luke Winchester

SECONDER: David Rast

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

Absent: Bullock, and Hefner
Enactment No: 2024-52

12. Adjourn

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

RESULT: APPROVED

MOVER: David Rast

SECONDER: Luke Winchester

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

Absent: Bullock, and 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.**