



Mt. Juliet, Tennessee
Thursday, February 20, 2025 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, Art Giles, 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

Note

Chairman Winchester proposed moving items 6.I. 6.L. 6.M. 6.N & 6.O. off the consent agenda. There were no objections.

1. Call to Order

Present Chairperson Luke Winchester, Vice Chair David Rast, Commissioner Larry Searcy, Commissioner Preston George, Commissioner Nathan Bulmon, and Commissioner Art Giles

Absent Commissioner Rebecca Christenson, Commissioner Linda Armistead, and Commissioner Ted Floyd

2. Set Agenda

Items 6.J. 6.L. 6.M. 6.N & 6.O. were pulled off the consent agenda.

3. Staff Reports

Staff updated the commission on projects. Director White updated the commission on the Central Pike Interchange, Central Pike widening and S. Mt. Juliet Rd. widening.

4. Citizen's Comments

Christopher Montini, 2993 Curd Rd. asked about a public notice that was posted and not on our agenda.

5. Minutes Approval

5.A. Review and adopt the Minutes from the January 16, 2025, Planning Commission Meeting.

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

RESULT: APPROVED

MOVER: David Rast

SECONDER: Larry Searcy

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, and Commissioner Giles

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

6. Consent Agenda

Staff reviewed their reports and answered questions from the commission. 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.

Jessica Gore, Para Design, 145 Bear Crossing, Represented item 6.K. Slick City Site Plan.

Nick Goodrich, Dewey Engineering, represented items 6.F. 6.G. & 6.H. Nichols Vale.

Larry Hasting, Capital Homes, represented items 6.F. 6.G. & 6.H. Nichols Vale.
A motion was made by Commissioner George, seconded by Commissioner Giles, that this be approved. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Preston George

SECONDER: Art Giles

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, and Commissioner Giles

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

6.A. The Development Letter of Credit (1651468480-767) for Jackson Hills - Golden Bear Gateway Improvements, in the amount of \$310,765.75, can be released.

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Art Giles

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, and Commissioner Giles

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

6.B. The Development Letter of Credit (9542553054-90146) for Herrington Ph. 3, in the amount of \$148.817.03, can be released.

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Art Giles

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, and Commissioner Giles

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

- 6.C.** The Development Letter of Credit (SLC00005839) for Kelsey Glen Ph. 9, in the amount of \$57,120.37, can be released.

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Art Giles

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, and Commissioner Giles

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

- 6.D.** **Review the Annexation and Plan of Services for the Hayes Property, located at 9385 Lebanon Rd.

A motion was made by Commissioner George, seconded by Commissioner Giles, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 3/10/2025. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Art Giles

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, and Commissioner Giles

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

- 6.E.** Review the Annexation request, including a Plan of Services, for 340 John Wright Road.

A motion was made by Commissioner George, seconded by Commissioner Giles, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 3/10/2025. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Art Giles

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, and Commissioner Giles

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

6.F. Review the Final Master Development Plan for Nichols Vale Ph. 9.1 and 9.2, located on Young Drive and Welty Lane.

Planning and Zoning:

1. All conditions of ordinance 2014-05 shall be adhered to.
2. Landscape plan comments are via separate cover and shall be addressed prior to submitting construction plans to Public Works.
3. Submit a revised landscape plan with the information from the tree survey before construction drawings are approved.
4. Provide details of the secondary façade materials proposed. Vinyl siding is prohibited.

Public Works:

1. Landscaping plans shall be approved prior to the approval of construction plans.
2. A letter of approval from West Wilson Utility District is required prior to the approval of construction plans.
3. For every grinder pump system proposed to serve a residential unit, the City shall receive a grinder pump system for future maintenance. These grinder pump systems shall be delivered to the City prior to the installation of the sewer infrastructure.
4. Provide multi-phase EPSC sheets when construction plans are submitted.
5. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
6. Preliminary Plat: For Note #6, add maintenance responsibility of PUDE's is by the HOA.
7. Attempt to improve readability of the plans. Suggest greying back existing infrastructure.
8. Preliminary Plat: Add note - All PUDEs outside of the ROW are not the maintenance responsibility of the City of Mt. Juliet.
9. The Phase 9.1 unit is isolated from the rest of the HOA. It is nearly 3 miles to get to the amenity center.
10. The existing shared driveway serving Phase 9.1 unit shall be widened to at least 18'. Access to the other lots on the driveway must be maintained at all times.
11. Faulkner Drive is recommended to be extended in the Future Transportation Plan. Right-of-way shall be dedicated along Faulkner Lane to provide at least 32.5' of right-of-way measured from the property line to the centerline of Faulkner Lane. This right-of-way dedication shall be reflected in the construction plans and be approved at the final plat.
12. The temporary turnaround in Phase 9.2 is to be a cul-de-sac with signs stating the road may be extended.
13. Streets stubbed to be extended by another subdivision may not be classified as an access street or access lane. A waiver to subdivision regulation 4-104.405 is required

- to extend Welty Lane using the existing cross section.
14. Maintenance agreements and responsibilities for the shared driveway between lots 10 and 11 shall be determined prior to the signing of final plat.
 15. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

Wilson County Schools:

1. No Comments Received

West Wilson Utility District:

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

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Preston George

SECONDER: Art Giles

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, and Commissioner Giles

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

6.G. Review the Preliminary Plat for Nichols Vale Ph. 9.1, located on Young Drive.

Planning and Zoning:

1. All conditions of ordinance 2014-05 shall be adhered to.
2. Provide sidewalk, per the requirements of the City's subdivision regulations along all street and access easement frontages.
3. Remove language referring to "lots". There is one lot proposed here.
4. Remove phase 10 information from this phase 9 preliminary plat.
5. Landscape plan comments are via separate cover and shall be addressed prior to submitting construction plans to Public Works.

Public Works:

1. Landscaping plans shall be approved prior to the approval of construction plans.
2. A letter of approval from West Wilson Utility District is required prior to the approval of construction plans.
3. For every grinder pump system proposed to serve a residential unit, the City shall receive a grinder pump system for future maintenance. These grinder pump systems shall be delivered to the City prior to the installation of the sewer infrastructure.
4. Provide multi-phase EPSC sheets when construction plans are submitted.

5. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
6. Preliminary Plat: For Note #6, add maintenance responsibility of PUDE's is by the HOA.
7. Attempt to improve readability of the plans. Suggest greying back existing infrastructure.
8. Preliminary Plat: Add note - All PUDEs outside of the ROW are not the maintenance responsibility of the City of Mt. Juliet.
9. The Phase 9.1 unit is isolated from the rest of the HOA. It is nearly 3 miles to get to the amenity center.
10. The existing shared driveway serving Phase 9.1 unit shall be widened to at least 18'. Access to the other lots on the driveway must be maintained at all times.
11. Faulkner Drive is recommended to be extended in the Future Transportation Plan. Right-of-way shall be dedicated along Faulkner Lane to provide at least 32.5' of right-of-way measured from the property line to the centerline of Faulkner Lane. This right-of-way dedication shall be reflected in the construction plans and be approved at the final plat.
12. The temporary turnaround in Phase 9.2 is to be a cul-de-sac with signs stating the road may be extended.
13. Streets stubbed to be extended by another subdivision may not be classified as an access street or access lane. A waiver to subdivision regulation 4-104.405 is required to extend Welty Lane using the existing cross section.
14. Maintenance agreements and responsibilities for the shared driveway between lots 10 and 11 shall be determined prior to the signing of final plat.
15. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

Wilson County Schools:

1. No Comments Received

West Wilson Utility District:

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

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Preston George

SECONDER: Art Giles

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, and Commissioner Giles

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

6.H. Review the Preliminary Plat for Nichols Vale 9.2, located on Welty Lane.

Planning and Zoning:

1. All conditions of ordinance 2014-05 shall be adhered to.
2. Remove phase 10 information from this phase 9 preliminary plat.
3. Landscape plan comments are via separate cover and shall be addressed prior to submittal of construction plans to Public Works.
4. Identify lots 1, 5, 6 & 9 as critical façade lots.

Public Works:

1. Landscaping plans shall be approved prior to the approval of construction plans.
2. A letter of approval from West Wilson Utility District is required prior to the approval of construction plans.
3. For every grinder pump system proposed to serve a residential unit, the City shall receive a grinder pump system for future maintenance. These grinder pump systems shall be delivered to the City prior to the installation of the sewer infrastructure.
4. Provide multi-phase EPSC sheets when construction plans are submitted.
5. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
6. Preliminary Plat: For Note #6, add maintenance responsibility of PUDE's is by the HOA.
7. Attempt to improve readability of the plans. Suggest greying back existing infrastructure.
8. Preliminary Plat: Add note - All PUDEs outside of the ROW are not the maintenance responsibility of the City of Mt. Juliet.
9. The Phase 9.1 unit is isolated from the rest of the HOA. It is nearly 3 miles to get to the amenity center.
10. The existing shared driveway serving Phase 9.1 unit shall be widened to at least 18'. Access to the other lots on the driveway must be maintained at all times.
11. Faulkner Drive is recommended to be extended in the Future Transportation Plan. Right-of-way shall be dedicated along Faulkner Lane to provide at least 32.5' of right-of-way measured from the property line to the centerline of Faulkner Lane. This right-of-way dedication shall be reflected in the construction plans and be approved at the final plat.
12. The temporary turnaround in Phase 9.2 is to be a cul-de-sac with signs stating the road may be extended.
13. Streets stubbed to be extended by another subdivision may not be classified as an access street or access lane. A waiver to subdivision regulation 4-104.405 is required to extend Welty Lane using the existing cross section.
14. Maintenance agreements and responsibilities for the shared driveway between lots 10 and 11 shall be determined prior to the signing of final plat.
15. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

Wilson County Schools:

1. No Comments Received

West Wilson Utility District:

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

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Preston George

SECONDER: Art Giles

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, and Commissioner Giles

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

6.K. Review the Site Plan for Slick City located on Legacy Pointe Lot 13.

Planning and Zoning:

1. Landscape plan comments are via separate cover and shall be addressed prior to the submittal of construction documents.
2. All brick shall be clay, baked and individually laid.
3. The Planning Commission granted a façade waiver to section 6-103.7 allowing for up to 73% of any façade to include metal panels in lieu of full masonry.
4. Signage shall be reviewed via a separate application to the Planning Department. No variance requested for additional wall signage. Wall signage shall be limited to a maximum of four (4) wall signs per the sign ordinance.
5. Wall mounted utility and meter equipment shall be painted to match the building façade upon which it is affixed to.
6. Poles used for signage shall be painted black. Galvanized channel posts are not permitted.
7. Poles used for parking lot lighting fixtures shall be painted black and located in yards or planting beds and not in parking areas or drive aisles.
8. Provide stone in lieu of mulch in planting beds.
9. Provide location of HVAC equipment, to ensure it is appropriately screened from horizontal view with a parapet wall.
10. Paint wall mounted utility equipment to match the façade.
11. Bollards shall be painted black or a complementary muted color.
12. Access easements for the offsite drives are required.

Public Works:

1. Stripe the approach to the all-way stop.
2. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
3. Any roof drains shall be subsurface and tie into the storm system.

4. 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.
5. A letter of approval from West Wilson Utility District will be needed prior to construction plan approvals are issued from Public Works.
6. Landscaping plans shall be approved prior to the approval of the construction plans.
7. Pre-treatment will be further reviewed at construction plan review.
8. Sewer availability has been requested.
9. Stormwater Coordinator: 100-year peak flow event requirement as well as TN Rule 400-10-.04 apply at construction plans.
10. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

Wilson County Schools:

1. No Comments Received

West Wilson Utility District:

1. The Engineer and WWUD are having discussions on the best way to provide water service to this project.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Preston George

SECONDER: Art Giles

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, and Commissioner Giles

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

6. Preliminary Plat

- 6.I.** Review the Preliminary Plat Modification for The Reserve at Wright Farms, located off Rothmon Blvd.

Planning and Zoning:

1. All requirements of subdivision regulations shall be adhered to.

Public Works:

1. No comments.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

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

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Preston George

SECONDER: David Rast

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, and Commissioner Giles

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

- 6.J.** Review the Preliminary Plat Modification for The Wells Farm Subdivision, located at 2850 Benders Ferry Rd.

Mike Wrye Lose Design, 1274 Poplar Hill Rd. represented the project.

Commissioner Giles asked about a voluntary \$7500 per home contribution to the City of Mt. Juliet. Tom White, 36 Oak Club Ct. requested a deferral to the next meeting.

Planning and Zoning:

1. All requirements of subdivision regulations section 4-104.401 table 2 shall be adhered to excepting any variances granted from the Planning Commission.

Public Works:

1. No comments.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. The lot numbers do not match the State approved plans that WWUD have prepared. Additional fees will be required. Contracts with WWUD will need to be revised if they have been prepared.

This Action Item was deferred to the Planning Commission, due back on 3/20/2025

RESULT: DEFERRED

6. Zoning Ordinance Amendment

- 6.L.** **Review the Zoning Ordinance Amendment requiring playgrounds in single family residential developments.

Staff reviewed their reports and answered questions from the commission.

A motion was made by Chairperson Winchester, seconded by Commissioner Searcy, that this Ordinance be recommended for approval. The motion carried by

the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Luke Winchester

SECONDER: Larry Searcy

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, and Commissioner Giles

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

7. Land Use Plan Amendment, Annexation, PMDP PUD

- 7.A.** **Review the Land Use Plan Amendment from Medium Density Residential to Mixed Use for LC Mt. Juliet II, located at 7800 Central Pike.
Staff reviewed their reports and answered questions from the commission.

Joe Haddix, Civil Site Design Group 2305 Kline Ave. was called to speak. He represented the project.

Steve Younger, Lifestyle Communities, 1620 Rockland Ridge Rd. Columbia TN, represented the project.

Francis Sailor, 160 SW Cook Rd. spoke out against the project.

Stan Eaks, 745 SW Cook Rd. spoke out against the project.

Jeremy Hayes, 120 SW Cook Rd. spoke out against the project.

Mike Thomas, 921 Harrisburg Ln. spoke out against the project.

Lisa Viator, 560 SW Cook Rd. spoke out against the project.

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

RESULT: NEGATIVE RECOMMENDATION

MOVER: Preston George

SECONDER: David Rast

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, and Commissioner Giles

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

Abstain: Chairperson Winchester

- 7.B.** **Review the Annexation and Plan of Services for LC Mt. Juliet II, located at 7800 Central Pike.

A motion was made by Chairperson Winchester, seconded by Vice Chair Rast, that this Ordinance be deferred indefinitely to the Planning Commission, on meeting

date of 11/19/2026. The motion carried by the following vote:

RESULT: DEFERRED INDEFINITELY

MOVER: Luke Winchester

SECONDER: David Rast

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, and Commissioner Giles

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

- 7.C.** **Review the Preliminary Master Development Plan, Planned Unit Development with a Rezone from R-1 to CMU-PUD, for LC Mt. Juliet II, located at 7800 Central Pike.

A motion was made by Chairperson Winchester, seconded by Vice Chair Rast, that this Ordinance be deferred indefinitely to the Planning Commission, on meeting date of 11/19/2026. The motion carried by the following vote:

RESULT: DEFERRED INDEFINITELY

MOVER: Luke Winchester

SECONDER: David Rast

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, and Commissioner Giles

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

- 7.D.** **Review the Land Use Plan Amendment from Low Density Residential to Neighborhood Commercial for Mira Bella located off Lebanon Road. Staff reviewed their reports and answered questions from the commission.

Matt Bryant M2 Group, 1881 General George Patton Dr. represented the project.

Kevin Sturgill, M2 Group 1881 General George Patton Dr. represented the project.

Bryan Risner 361 Bass Lane spoke out against the project.

Clarence Head 200 Maple Way spoke out against the project.

Thomas Smith 802 Gina Ct. spoke out against the project. Borders SW corner of development. Egress on Beckwith Rd.

Rod Wagner, 7460 Lebanon Rd. spoke out against the project before Lebanon Rd. is widened.

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

RESULT: **POSITIVE RECOMMENDATION

MOVER: Art Giles

SECONDER: Preston George

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner George, Commissioner Bulmon, and Commissioner Giles

Nay: Commissioner Searcy

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

- 7.E.** **Review the Annexation request, including a Plan of Services, for Mira Bella located off Lebanon Road and Bass Lane.

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

Shane Shamanur PW Comment #9 unclear how sewer will tie in through Stonehollow. Sewer easements should be procured prior to BOC approval. TVA easements must also be obtained.

Preston George pointed out how the closest fire station is over 5 miles away from the development.

Karen Schlatt, 308 Holly Hills Dr. spoke out against the project.

Kevin Schlatt, 308 Holly Hills Dr. spoke out against the project.

Chairman Winchester closed the planning commission meeting and opened a public hearing for item 7.E.

Jeff Brown, 203 W Chandler Ct. praised Preston George's 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. The motion carried by the following vote:

RESULT: **NEGATIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Larry Searcy

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, and Commissioner Giles

Nay: Chairperson Winchester

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

- 7.F.** **Review the Preliminary Master Development Plan PUD, including a rezone from Wilson County R-1 to CNS and RS-40, for Mira Bella located off of Lebanon Road and Bass Lane.

Matt Bryant M2 Group, 1881 General George Patton Dr. requested a deferral.

This Ordinance was deferred to the Planning Commission due back on 11/19/2026

RESULT: DEFERRED

8. Final Master Development Plan

Chairman Winchester declared a 5 minute recess. Chairman Winchester resumed the Planning Commission meeting at 9:42pm.

8.A. Review the Final Master Development Plan, including a Mass Grading Plan, for The District, located at 108 Stoney Creek Rd.

Amit Patel, 210 Laycrest Dr. requested a deferral.

This Action Item was deferred indefinitely to the Planning Commission due back on 3/20/2025

RESULT: DEFERRED

Zoning Ordinance Amendment

6.M. **Review the Zoning Ordinance Amendment requiring streetlights in single family residential developments.

Commissioner Giles requested a 1 month deferral

This Ordinance was deferred to the Planning Commission due back on 3/20/2025

RESULT: DEFERRED

6. Land Use Plan Amendment, PMDP PUD

6.N. **Review the Land Use Plan Amendment for Paddocks Senior - Weller Life at Mt. Juliet, located at 535 Pleasant Grove Rd.

Staff reviewed their reports and answered questions from the commission.

A motion was made by Commissioner Giles, seconded by Commissioner Searcy, that this Ordinance be recommended for approval. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Art Giles

SECONDER: Larry Searcy

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner Bulmon, and Commissioner Giles

Nay: Commissioner George

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

6.O. **Review the Preliminary Master Development Plan PUD, including a rezone from RS-40 to RM-16 PUD, for Paddocks Senior - Weller Life at Mt. Juliet, located at 535 Pleasant Grove Rd.

Staff reviewed their reports and answered questions from the Commission

Joe Haddix, 2305 Kline Ave. represented the project.

Planning and Zoning:

1. The base zoning district shall be RM-8 in lieu of RM-16, due to the density proposed.
2. Remove all ponds from improved open space calculations.
3. All requirements of the City's subdivision regulations shall be adhered to, except any waivers and variances approved by the Planning Commission and Board of Commissioners.
4. All bulk standards 5-103a shall be adhered to excepting any waivers granted by the Planning Commission and Board of Commissioners.
5. The 5-104.7 multi-family residential zoning regulations shall be adhered to, excepting any waivers and variances approved by the Planning Commission and Board of Commissioners.
6. All HVAC and utility equipment shall be completely screened from view, whether ground wall or roof mounted. Screening shall be brick/stone screen walls or enhanced landscaping.
7. All wall mounted utility equipment shall be painted to match the facades.
8. All building mounted exterior lighting fixtures on the amenity buildings, shall be decorative.
9. Brick shall be clay, baked and individually laid.
10. Stone shall be individually laid.
11. Corner lots and end units shall be treated as critical facades with architectural variety with the units currently proposed, and shall include additional lots, #4 and #40.
12. Provide decorative street lighting throughout, also provide street light typical at Final Master Development plan. Maintenance and fees shall be the responsibility of the Developer owner.
13. Ensure light bleed from the amenity center and external activities do not negatively impact the residential lots nearby. Provide a full photometric plan and landscaping at FMDP.
14. All poles and posts shall be powder-coated black or a color sympathetic to the site. Channel posts are not permitted.
15. Mail kiosks shall be covered and well lit, provided the internal mail kiosk at the amenity Center as proposed is not approved by the Postmaster.
16. The amenity center shall be completed by the issuance of the 35th Certificate of Occupancy.
17. Provide decorative, low maintenance fencing around tennis/pickleball courts.
18. Provide split rail/farm style fencing along Weller Lane entrance from Pleasant Grove Road to enhance the streetscape. The fencing shall be decorative, low maintenance. Provide a detail at FMDP submittal.
19. Provide enhanced landscaping around the wet-pond.
20. Provide a lighted fountain for the wet-pond.
21. Provide a wave-style bike rack with a minimum of 10 bike parking spaces at the amenity center.
22. Provide details of trash service for the homeowners. Will they be included in the private trash service as proposed for the amenity areas?
23. Driveways shall be a minimum of 22' length and 18' width.
24. Development signage to be reviewed via separate application to the Planning Department.
25. Preserve as many trees as possible, especially around the perimeter. Provide a tree

- preservation plan with FMDP submittal.
26. Existing trees can be utilized for perimeter buffer, should they meet the code as such. Supplemental plantings will likely be required.
 27. A complete landscape plan will be required at FMDP/PP Submittal.
 28. Landscape buffers shall be located in open space and be maintained by the development owner.
 29. Provide enhanced landscaping along the northernmost units #66-70.
 30. Provide formalized elevations to include all materials and percentages at FMDP.
 31. Please provide information within the deeds and covenants, keeping this development age restricted in perpetuity.
 32. Units #5-7 are currently adjacent to wetlands. Provide results of ARAP and remediation requirements at FMDP/PP submittal.
 33. The amenity center building shall be reviewed and approved via a separate application for a site plan to the Planning Department.
 34. Update the cover page to notate Jon Baughman, City Planner as the point of contact for the Planning Department, and update the address to 115 Clemmons Rd.
 35. Provide noise mitigation around the pickle ball courts.
 36. Provide lighting on both sides of the street at the gate.
 37. Provide some lighting along the sidewalk down the main entrance to the site.
 38. The Planning Commission granted a waiver to 5-104.2 allowing for 15' minimum building separation so long as the buildings have fire suppression sprinkler systems.
 39. The Planning Commission granted a waiver to 5-104.4 allowing the omission of the perimeter fence.
 40. The Planning Commission did not grant a waiver to 5-104. requiring a playground be included.
 41. The Planning Commission granted a variance to 4-114 allowing for 50% secondary materials on all facades
 42. The Planning Commission supported the termination at line of deed restriction on west but required the yard continue from unit 21 due east to include units 8-17 and 1-4.

Public Works:

1. The following variances are requested or required:
 - a. Cul-de-sac to exceed 14 units (4-104.4): SUPPORTED conditionally on the road being built as an access street (no modifications).
 - b. Cul-de-sac to exceed 700 ft (4-104.4): SUPPORTED conditionally on the road being built as an access street (no modifications).
 - c. Allow private streets (4-103.3): SUPPORTED
 - d. Slopes greater than 20% can be disturbed in a cut condition only: SUPPORTED
2. Based on the results of the MTA, the following transportation infrastructure improvements shall be required:
 - a. The crosswalk across the auto dealership driveways shall be improved to meet ADA standards as needed.
 - b. An enhanced crosswalk across Pleasant Grove Road shall be constructed and include pedestrian refuge within the median. The required enhancements and

location of such crossing shall be determined at FMDP.

- c. Restripe the existing crosswalks at the intersection of Pleasant Grove Road and Old Pleasant Grove Road.
3. On-street parking shall be parallel parking.
4. The stub road accessing lots 21-24 must be less than 150 feet long or else a turnaround is required.
5. Sidewalks abutting parking shall be at least 7' wide.
6. All driveways shall comply with TDOT's Highway Systems Access Manual.
7. All pedestrian facilities shall comply with ADA and PROWAG standards.
8. Sidewalks shall run all the way to Pleasant Grove Road (both sides of the drive).
9. 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.
10. Landscaping plans shall be approved prior to construction plan approval.
11. If wet ponds are used, aeration shall be provided.
12. Tennessee Rule 0400-10-.04 required for water quality and quantity.
13. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
14. Sewer availability has been requested.
15. All sanitary sewer shall be (minus service laterals) public and contained within a 20' easement (minimum).
16. Proposed pump station shall be public. The pump station shall be designed and built to City specifications.
17. Existing slopes equal to or greater than 20% shall not be within a proposed building envelope.
18. No onsite grinder systems or step systems will be allowed for this development.
19. Stormwater Coordinator: Identify all stream and storm structures and advise if they will be used, kept as is, or improved.

Wilson County Schools:

1. No Comments Received

West Wilson Utility District:

1. The water lines shown are not WWUD's design. There is a label that says 10' water line easement. The actual easement shall be 10' on each side of the centerline of the water line.

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

RESULT: **POSITIVE RECOMMENDATION
MOVER: David Rast
SECONDER: Luke Winchester

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner Bulmon, and Commissioner Giles

Nay: Commissioner George

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

9. Adjourn

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

RESULT: APPROVED

MOVER: Luke Winchester

SECONDER: Preston George

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, and Commissioner Giles

Absent: Commissioner Christenson, Commissioner Armistead, 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.**

Luke Winchester, Chairperson

Tyler Gutierrez, Planning Commission Secretary