



# **Mt. Juliet, Tennessee**

## **Planning Commission**

### **Agenda**

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

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**Thursday, April 17, 2025**

**6:30 PM**

**Commission Chambers**

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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

- 1. Call to Order**
- 2. Set Agenda**
- 3. Staff Reports**
- 4. Citizen's Comments**
- 5. Minutes Approval**
  - 5.A.** Adopt the Minutes from the March 20, 2025, Planning Commission Meeting.
- 6. Safety Action Plan**
  - 6.A.** \*\*Review the Safety Action Plan.
- 7. Consent Agenda**
  - 7.A.** The Development Letter of Credit (69408854-745) for Jackson Hills Ph.4 in the amount of \$339,333.43 can be released.
  - 7.B.** The Development Letter of Credit (69408856-763) for Jackson Hills Ph. 6 in the amount of \$278,582.89 can be released.
  - 7.C.** The Development Letter of Credit (1644) for Legacy Pointe - GBG Westbound Turn Lane in the amount of \$170,787.71 can be released.
  - 7.D.** The Development Letter of Credit (SLC00005205) for Baird Farms Ph.1 in the amount of \$479,008.21 can be released.
  - 7.E.** The Development Letter of Credit (SLC00005409) for Baird Farms Ph.2A in the amount of \$147,800.28 can be released.
  - 7.F.** The Development Letter of Credit (SLC00005442) for Baird Farms Ph.3A in the amount of \$47,630.11 can be released.

- 7.G. The Sewer Letter of Credit (1589) for Mt. Juliet Elite Gymnastics in the amount of \$60,441.90 can be released.
- 7.H. Review the Site Plan renewal for the Bradshaw Farms Amenity Center, Located at 1360 Beckwith Rd.
- 7.I. Review the Final Plat for Wells Farm Ph.1, Located at 2850 Benders Ferry Rd.
- 7.J. Review the Site Plan for Revive Implant & Cosmetic Dentistry, located at 2960 N. Mt. Juliet Rd.
- 7.K. Review the Commercial Design Standards Waiver for Waffle House, Located at 12085 Lebanon Rd.
- 7.L. \*\*Review the Update to Article IV of the Subdivision Regulations.
- 7.M. \*\*Review the update to the Land Development Code Article IX - Parking, Loading, and Access.
- 7.N. \*\*Review the Wilson County Rezone Request from (C-3) Highway Commercial to (C-2) Neighborhood Commercial for 8220 Central Pike.
- 7.O. \*\*Review the Rezone Request for Virtue Modern Mt. Juliet Headquarters, located at 3073 Curd Rd.
- 8. **Rezone**
  - 8.A. \*\*Review the Rezone request for 615 Rutland Drive from RS-40 to CMU.
- 9. **Land Use Amendment, Annexation, Plan of Services, PMDP**
  - 9.A. \*\*Review the Preliminary Master Development Plan PUD with a Rezone from RS-20 to CTC-PUD for Mt. Juliet Commons, Located at 2937 Curd Rd.
  - 9.B. \*\*Review the Land Use Plan Amendment from Mixed-Use to Multi-Family/ Parks & Greenways for Courtyards at McFarland, located at 5025 Old Lebanon Dirt Rd.
  - 9.C. \*\*Review the Annexation, including a Plan of Services, for Courtyards at McFarland, Located at 5025 Old Lebanon Dirt Rd.
  - 9.D. \*\*Review the Preliminary Master Development Plan PUD with a rezone from R-1 to RM-8 PUD & RS-40 PUD for Courtyards at McFarland, Located at 5025 Old Lebanon Dirt Rd.
- 10. **Discussion**
  - 10.A. Discuss Amending Mass Grading in the Subdivision Regs.
- 11. **Annual Meeting**

- 11.A. Election of a Chairperson.
- 11.B. Election of a Vice Chairperson.
- 11.C. Review the Mt. Juliet Regional Planning Commission Bylaws.
- 12. Adjourn

**\*\*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.**



# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

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**File #:** 1185

**Agenda Date:** 4/17/2025

**Agenda #:** 5.A.

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**Title:**

Adopt the Minutes from the March 20, 2025, Planning Commission Meeting.





Mt. Juliet, Tennessee  
Thursday, March 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

## Rollcall

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

**Absent** Commissioner Ted Floyd, and Chairperson Linda Armistead

### 1. Call to Order

### 2. Set Agenda

Chairman Winchester added item 12A to the agenda. Commissioner Giles asked 6C, 6H, 6I, 6J and 6K removed from the Consent Agenda. Commissioner George ask removed to 6F from the Consent Agenda. Commissioner Winchester set the agenda as stated.

### 3. Staff Reports

Staff went over their reports and answered questions from the Commission.

### 4. Citizen's Comments

Will Gayle, 501 Corporate Circle, withdrew item 6K from the agenda.

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

### 5. Minutes Approval

#### 5.A. Review the Minutes from the February 20, 2025 Mt. Juliet Planning Commission meeting.

A motion was made by Commissioner George, seconded by Commissioner Giles, that this Minutes 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 Floyd, and Chairperson Armistead

**Abstain:** Commissioner Christenson

## **6. Consent Agenda**

Staff went over their reports and answered questions from the commission. Chairman Winchester added conditions to item 6L. The addition of entrance lighting to subdivisions. The light to be soft white in color and not a bright white. There were no citizen comments. 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 Searcy, seconded by Chairperson Winchester, that this be approved. The motion carried by the following vote:

**RESULT:** APPROVED

**MOVER:** Larry Searcy

**SECONDER:** Luke Winchester

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

**Absent:** Commissioner Floyd, and Chairperson Armistead

**6.A.** The Development Letter of Credit for Jackson Hills Ph. 1 Sec. 1A (69408856-706) in the amount of \$344,662.32 can be released.

**6.B.** The Development Letter of Credit for Jackson Hills Ph. 5 (69408856-773) in the amount of \$208,518.52 can be released.

**6.C.** Review the Final Plat for Willow Landing Ph. 4 located off Mays Chapel Road.

Staff went over their reports and answered questions from the Commission. There were no citizen comments. Chairman Winchester closed the Planning Commission and opened up a Public Hearing. There were no citizen comments. Chairman Winchester closed the public hearing and reopened the Planning Commission meeting.

### Planning and Zoning:

1. All signatures shall be obtained prior to bringing the Final Plat to the Planning Department for recording.
2. This final plat is subject to Wilson County approval.

### Public Works:

1. Stormwater Coordinator: add standard ROW note that states all PUDE's outside the

public ROW's are not the responsibility of the City of Mt. Juliet.

West Wilson Utility District:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.

Wilson County Schools:

1. No comments provided.

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

**RESULT:** APPROVED

**MOVER:** David Rast

**SECONDER:** Nathan Bulmon

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

**Nay:** Commissioner George, and Commissioner Giles

**Absent:** Commissioner Floyd, and Chairperson Armistead

**6.D.** Review the Final Plat for Tomlinson Pointe Ph. 3A located off Curd Road.

Planning and Zoning:

1. All conditions of Preliminary Master Development Plan approval (ord. 21-45) and subsequent modifications (ord. 22-48, ord. 23-19) shall be adhered to.

Public Works:

1. All punch list items from Public Works shall be completed prior to the signing of the final plat.
2. Ensure all plat certificates match verbiage from the Land Development Code. The signing of the final plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Land Development Code.
3. Revise Monroe Court ROW to match construction drawings.

West Wilson Utility District:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.

Wilson County Schools:

1. No comments provided.

**6.E.** Review the Final Plat Nichols Vale Ph. 9 Sec. 1 located off Young Drive.

Planning and Zoning:

1. All signatures must be obtained prior to the recording of the plat.
2. Identify the zoning of adjacent County parcels to include the specific zoning classification.
3. All conditions of the preliminary master development plan approval shall apply.
4. Provide an address prior to recording of the plat.

5. Add "landscape buffers" to note # 14.

Public Works:

1. 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.
2. Ensure all plat certificates match verbiage from the Land Development Code. The signing of the plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Code.
3. Contact Utilities Director Tim Forkum to coordinate supplemental grinder pump delivery and public sewer connection.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

2. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.

**6.F. Review the Final Plat for Greenhill Estates located off S. Greenhill Road.**

Staff went over reports and answered questions from the commission. Luke Winchester added to Public Works comment #3 "Virginia Hill Drive to the manhole or the disturbed area to the money being collected". There were no citizen comments. 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.

Planning and Zoning:

1. All signatures must be obtained prior to the recording of the plat.
2. Provide all lot numbers (1,8,11,12 & 18) under note #11, to be deemed as critical façade lots or identify on the lots with an asterisk and description.

Public Works:

1. All punch list items from Public Works shall be completed prior to the signing of the final plat.
2. Ensure all plat certificates match verbiage from the Land Development Code. The signing of the plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Code.
3. In lieu of the per-lot contribution previously approved, a lump sum of \$49,280 will be due at the time of the final stormwater inspection for the first home constructed. This lump sum will go towards the mill & overlay of S Greenhill Road across the property frontage and Virginia Hill Drive to the manhole or the disturbed area. The mill & overlay will be completed by the City.

Wilson County Schools:

1. No comments provided

West Wilson Utility District:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.

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

**RESULT:** APPROVED

**MOVER:** David Rast

**SECONDER:** Rebecca Christenson

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

**Nay:** Commissioner George

**Absent:** Commissioner Floyd, and Chairperson Armistead

**6.G.** Review the Final Plat for the Chrisman Property located at Lebanon Road and Karen Drive.

Planning and Zoning:

1. Correct the side setback.
2. Clarify the name of the abandoned r-o-w. Two separate names are provided.
3. The surveyor shall stamp and sign the final plat before requesting signatures and recording.
4. Correct the zoning label.
5. Provide an address before requesting final plat signatures.
6. Update the address information on the final plat, this property has been annexed into City limits.
7. Identify the zoning of adjacent parcels.

Public Works:

1. Ensure all plat certificates match verbiage from the Land Development Code. The signing of the plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Land Development Code.
2. The surveyor shall stamp and sign the final plat.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

2. There was no plan provided to review.

**6.H.** Review the Mass Grading Plan for Elliott Reserve located at 12440 and 12582 Lebanon Road.

Staff went over their reports and answered questions from the commission. Chairman Winchester asked that items 6H and 6I be heard together. There were no objections. Jake Porter, 2055 N. Mt. Juliet Road, represented the project. Stephanie Beemer, 513 Montrose Dr., spoke out against the project. Lex Freyeisen 3021 Nichols Vale, spoke out against the project. Kendra Nitz, 437 Whitley Way, spoke out against the project. Lyn Weiss-Klessig, 515 Montrose Dr., spoke out against the

project.

Planning and Zoning:

1. This approval is for site mass grading only. A final master development plan and site plans will be required for each lot as they develop.
2. The adjacent property zoning classifications and information are not legible due to the text and line work light print and fonts. Darken the text and line work for legibility.
3. Darken the label for Lebanon Road.
4. Remove FMDP labels from the plan set.
5. Preserve as many trees as possible.
6. All conditions of ordinance 2024-41 shall be adhered to.

Public Works:

1. Previously approved PUD/PMDP conditions apply.
2. Drainage Report has been provided for review.
3. Coordinate with Public Works to set up a meeting to determine location of traffic calming on Sunset Drive.

Wilson County Schools:

1. No comments provided

West Wilson Utility District:

1. Storm lines and headwalls shall be 10' away from the existing water lines.
2. What is the 20' WWUD Buffer and 40' WWUD Buffer?
3. Has anyone checked the depth of the existing water lines where there is proposed cuts?
4. There should be existing recorded WWUD easements for the water lines.

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

**RESULT:** APPROVED

**MOVER:** Luke Winchester

**SECONDER:** David Rast

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

**Nay:** Commissioner Giles

**Absent:** Commissioner Floyd, and Chairperson Armistead

**Abstain:** Commissioner George

- 6.I.** Review the Preliminary Plat for Elliott Reserve located at 12440 and 12582 Lebanon Road.

Planning and Zoning:

1. All conditions of ordinance 2024-41 shall be adhered to.

Public Works:

1. Previously approved PUD/PMDP conditions apply.
2. Drainage Report has been provided for review.
3. Coordinate with Public Works to set up a meeting to determine location of traffic calming on Sunset Drive.

Wilson County Schools:

1. No comments provided

West Wilson Utility District:

1. Storm lines and headwalls shall be 10' away from the existing water lines.
2. What is the 20' WWUD Buffer and 40' WWUD Buffer?
3. Has anyone checked the depth of the existing water lines where there is proposed cuts?
4. There should be existing recorded WWUD easements for the water lines.

This Action Item was approved.

**RESULT:** APPROVED

**MOVER:** Luke Winchester

**SECONDER:** David Rast

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

**Nay:** Commissioner Giles

**Absent:** Commissioner Floyd, and Chairperson Armistead

**Abstain:** Commissioner George

**6.J.** Review the Final Master Development Plan for Golden Bear Senior Living located at 4515 Beckwith Road.

Staff went over their reports and answered questions from the commission. There were no citizen comments. Chairman Winchester asked that entrance lighting to Planning & Zoning comment No. 4, as well as changing comment #14 to from the stone to masonry or brick matching the facade of the building itself.

Planning and Zoning:

1. Sections 4-114 and 5-104.1 of the subdivision regulations and the zoning ordinance shall be adhered to excepting any waivers granted by the BOC.
2. 6-104.1 shall be adhered to excepting any waivers granted by the BOC.
3. 6-103.7 shall be adhered to excepting any waivers granted by the BOC.
4. Provide decorative street and entrance lighting on black poles throughout the development.
5. Provide black, split rail fencing and enhanced landscaping along the Old Beckwith Road frontage.
6. Signage to be reviewed via a separate application to the Planning Department.
7. Dog waste stations shall include decorative poles, channel posts are not permitted, revise the detail.
8. All conditions of ordinance 2024-52 shall be adhered to.
9. Provide a detail of the fencing proposed along Old Beckwith Road.

10. Wooden fencing is not permitted. Revise the detail on sheet C8-10.
11. A traffic signal shall be installed as warranted and the off-site turn lanes and signals coming off the interstate will be completed prior to the first certificate of occupancy.
12. The only conditional use permitted as a part of this PUD is assisted living in area "F".
13. Dog park fencing shall be low maintenance, decorative fencing.
14. Grills shall be set in masonry or brick bases matching the facade of the building itself.
15. Identify the exact façade material percentages with the site plan submittal. This shall comply with the approved PMDP ordinance. Up to 30% secondary materials maximum is permitted for all structures on the site. Revise the elevation sheets to comply.

Public Works:

1. Previously approved PMDP/PUD conditions apply.
2. Landscaping plans shall be approved prior to the approval of construction plan review.
3. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
4. Provide profiles for public sewer.
5. The proposed development will obstruct the existing access drive to the Beckwith Pump Station. The developer will provide the following:
  - a. Relocation of electrical conduits and transformers along the access drive impacted around the proposed structure. Coordinate the improvements with MTE. This relocation will be at the expense of the developer. Provide approved plans of relocation at construction plan review.
  - b. At construction plan review, provide a routing plan for the City to follow for access to the pump station. The City shall always have access.
  - c. The access to the pump station drive shall be gated. Gate shall be double doors and powder black. Provide specifications at the time of construction plan review.
  - d. The City shall have unimpeded access to the pump station during construction of the development.
6. All sewer (minus laterals) shall be public and maintained within a 20' easement.
7. Drainage report has been submitted, a comprehensive review of the drainage report shall take place at construction plan review.
8. Regional detention and off-site sewer will be provided with the infrastructure plans for Golden Bear Place PUD.
9. Correct the stormwater contact, and review & update all contacts on the cover sheet.
10. Sidewalks abutting parking shall be at least 7' wide.
11. Fill in the revision table with the date of initial submittal and update the table for all future submittals.
12. A signal warrant analysis will be required at the intersection of Golden Bear Place and Golden Bear Gateway at resubmittal. This analysis shall be provided prior to construction plan approval.
13. The off-site improvements package for the overall PUD has yet to be submitted. This package must be approved and constructed prior to C.O. issuance.



14. Dimension the garage door openings.
15. The sidewalk along Beckwith Road shall be a 10' wide shared-use path to be constructed with the widening project.
16. Correct the right-of-way to match the approved Beckwith Road infrastructure plans.
17. Show all curb ramps on the construction drawings to ensure ADA compliance.
18. As part of the overall PUD requirements, a flood study shall be submitted and approved by the City's Director of Engineering before a land disturbance permit can be issued.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

2. Water lines shown are not WWUD's design. Existing Water Line shall be relocated.

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

**RESULT:** APPROVED

**MOVER:** Luke Winchester

**SECONDER:** David Rast

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

**Absent:** Commissioner George, Commissioner Floyd, and Chairperson Armistead

- 6.K.** Review the Final Master Development Plan Amendment for Bradshaw Farms for the Woodridge Sidewalk project.

The item was withdrawn from the agenda.

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

This Ordinance was \*\*Positive Recommendation.to the Board of Commissioners

**RESULT:** \*\*POSITIVE RECOMMENDATION

**MOVER:** Larry Searcy

**SECONDER:** Luke Winchester

**7. Site Plans**

- 7.A.** Review the Site Plan for Providence Commons Phase 2 located off S. Mt. Juliet Road.

Staff went over their reports and answered questions from the commission. Chip Ashley, 517 Montrose Drive, represented the project.

Planning Department:

1. Landscape plan comments are via separate cover.
2. All landscape plan review comments shall be addressed prior to the submittal of construction documents.

3. Stripe the drive through to delineate the bypass lane from the main lane.
4. All brick shall be clay, baked and individually laid.
5. Signage shall be reviewed via a separate application to the Planning Department.
6. Wall mounted utility and meter equipment shall be painted to match the building façade it is affixed to.
7. Poles used for signage shall be painted black, galvanized channel posts are not permitted.
8. Poles used for parking lot lighting fixtures shall be painted black.
9. Provide a detail of the trash receptacle meeting the requirements of 6-103.7.
10. Correct building setbacks on subsequent submittals.
11. Provide building coverage and impervious surface calculation in the site data table.
12. Trash enclosure doors shall be decorative metal, a pedestrian door is required and the enclosure shall be faced with masonry to match the buildings. See 6-103.7.
13. Wall packs are not permitted, the wall mounted lighting fixtures shall be decorative. Notes on the plans indicate “wal-paks are not permitted”. Revise.
14. Parapet walls shall be faced with brick.
15. Provide stone in lieu of mulch in planting beds.
16. Paint wall mounted utilities and meters to match the building façade it is affixed to.
17. Parking lot lighting shall be placed in islands and planting beds not in the paved parking lot or drive aisle areas.
18. Separate bicycle parking and provide five spaces at each building.

Public Works:

1. The dumpster drain shall tie into the stormwater collection system.
2. Drainage Report has been provided for review.
3. Landscaping plans shall be approved before construction plans are approved.
4. Roof drains from the amenity center shall be subsurface and connect to the storm collection system.
5. Sewer service lines shall be SDR 26 PVC.
6. EPSC sheets shall be 3-phases (initial, intermediate, final) as more than 5 acres are proposed to be disturbed.
7. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
8. Each proposed restaurant shall have its own 1,500-gallon (minimum) grease trap. Include a detail for proposed grease trap when construction plans are submitted.
9. Offsite Improvements:
  - a. The development shall comply with TDOT during the right-of-way acquisition process for S. Mt. Juliet Road widening.
  - b. The development shall install a rectangular rapid-flashing beacon at the unsignalized crosswalk near the eastern driveway.
10. AutoTurn profiles show the design vehicles cannot move through the site without mounting curbs. The development shall reconfigure the site to allow proper movement for the design vehicles. Internal circulation remains a concern throughout Providence Commons and changes may be required should other land uses be added to the site. Construction drawings shall not be approved if design vehicles can't navigate the site.
11. The rear parking lot is a separate and distinct parking lot and therefore requires appropriate ADA spaces with pedestrian access routes. At least one space must be

- van accessible.
12. The front parking lot requires at least 4 ADA spaces located as close to the front of the businesses as feasible. At least one space must be van accessible.
  13. Provide a pedestrian connection from the storefront to the parking lot at the rear of the building.
  14. Patio space shall not impede pedestrian access.
  15. Strip the lanes in the drive thru.
  16. Stripe a stop bar and DO NOT ENTER across the one-way exit lanes for the drive-thrus.
  17. Stormwater Coordinator: Construction Plans - Tennessee Rule 0400-10-.04 required for water quality and quantity.
  18. The curb separating the drive-thru and the drive adjacent to Publix shall be painted with reflective yellow paint. A detail for this curbed island shall be provided in the construction plans.
  19. The crosswalk connecting to Phase 1 of Providence Commons shall connect to the sidewalk in front of Publix.
  20. The Stop Bar on the northern edge of the parcel shall connect from the drive-thru curb to the retention pond curb.
  21. All sidewalks, curb ramps, and crosswalks shall be ADA compliant.
  22. The crosswalk to the southern building shall not terminate in a drive aisle.
  23. All crosswalks shall be continental style, including 24" stripes with 24" spaces.
  24. Pedestrian accommodations are required to connect the southern building to the dumpster entrance.
  25. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
  26. 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.
  27. Stormwater Coordinator: Extremely large karst repair on this site. Is it within a proposed building pad?

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

2. The water line on the north side of the property shown as a 2" is a 12".
3. The minimum horizontal separation between sanitary sewer, storm sewers and structures shall be 10'.
4. The minimum vertical separation between sanitary sewer and storm sewers shall be 18".
5. The water lines shown are not WWUD's design.

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

**RESULT:**        **APPROVED**

**MOVER:** Preston George  
**SECONDER:** Larry Searcy  
**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, and Commissioner Bulmon  
**Nay:** Commissioner Giles  
**Absent:** Commissioner Floyd, and Chairperson Armistead

## **8. Final Plat**

### **8.A. Review the Final Plat for the property located at 615 Rutland Drive.**

Staff went over their reports and answered questions from the commission. Justin Rogers, 1312 Stovall, represented the project. Jason Crosslin, 8207 Tahoe Trail, represented the project. Chairman Winchester reviewed all the conditions with the applicant and the applicant complied. There were no citizen comments. 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. The Applicant requested deferral both 8A and 9A.

#### Planning and Zoning:

1. Provide address prior to recording plat.
2. Revise the building setbacks for the commercial zoning district CMU on lots 1 and 3. This shall be completed prior to the recording of the plat should the rezone be approved.
3. Should the rezone request associated with this final plat receive approval, the accessory structures on Lot 1, shall be removed or relocated within the required yard and be brought into full commercial design regulation compliance, per 6.103-7.
4. Provide access easements on lot one and two for the driveway which serves both lots.
5. Should the rezone application associated with this plat be approved update the zoning data on the final plat before recording.

#### Public Works:

1. Ensure all applicable plat certificates are present and match verbiage from the Land Development Code. The signing of the plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Land Development Code.
2. Access easement shall follow the path of the driveway.

#### Wilson County Schools:

1. No comments provided.

#### West Wilson Utility District:

2. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.

This Action Item was deferred.to the Planning Commission

**RESULT:** DEFERRED

## **9. Rezone**

### **9.A. \*\*Review the Rezone request for 615 Rutland Drive from RS-40 to CMU.**

This Ordinance was deferred.to the Planning Commission

**RESULT: DEFERRED**

## **10. Preliminary Master Development Plan**

### **10.A. \*\*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.**

Staff went over their reports and answered questions from the commission. Kevin Sturgill and Matt Bryant, PO Box 2543, Brentwood, represented the project. Brian Risner, 361 Bass Lane, spoke out against the project. Clarence Head, 200 Maple Way, spoke out against the project.

#### Planning and Zoning:

1. Waivers are subject to the Planning Commission and Board of Commissioners' approval.
2. All requirements, except any waivers granted, of 5.104.4 shall be adhered to.
3. All requirements, except any waivers granted, of 6.103.7 shall be adhered to.
4. All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers granted.
5. Brick shall be clay, baked and individually laid.
6. Stone shall be individually laid.
7. Identify all critical façade lots at final master development plan submittal.
8. A complete landscape plan will be required at final master development plan submittal.
9. Provide formalized elevations to include all materials and percentages at final master development plan submittal.
10. Provide a summary of all residential unit types, with details about the differences in each type at final master development plan submittal.
11. Preserve as many trees as possible, especially around perimeter. Provide a tree preservation plan with final master development plan submittal. Existing trees can be utilized for perimeter buffer, should they meet the code as such.
12. Landscape buffers shall be in open space, not on individual lots, and shall maintained by the HOA in perpetuity.
13. All detention/retention ponds shall be screened with vegetation. Wet ponds shall include lighted aeration.
14. Provide decorative treatment for the main roads, i.e., split rail fencing, extra landscaping, street lighting.
15. Screen residential HVAC condenser units with landscaping and specify their location on the final master development plan submittal.
16. Commercial HVAC and utility equipment shall be screened entirely from horizontal view via a parapet wall.
17. Provide decorative street lighting throughout including at both entrances. Also provide street light typical at FMDP. Maintenance and fees shall be the

responsibility of the HOA.

18. Ensure light bleed from the amenity areas and external activities do not negatively impact the residential lots nearby. Provide full photometric plan at final master development plan submittal.
19. All building mounted exterior lighting fixtures shall be decorative. Wall packs are not permitted.
20. Signage shall be reviewed via separate application to the Planning Department.
21. Provide the square footage of commercial development proposed for the area along Lebanon Road.
22. Vinyl shall not be permitted as a façade material.
23. Metal shall not be permitted as a façade material.
24. A trash receptacle and bike rack, per zoning regulations, will be required at each commercial building and at all amenity areas.

Public Works:

1. Staff supports request to disturb slopes exceeding 20% in a cut condition only. No fill shall be allowed within these slope conditions.
2. Existing steep slopes (>20%) shall not be permitted within a building envelope, per the Land Development Code.
3. All sewer shall be public and contained within a 20' easement.
4. If wet ponds are used, aeration shall be provided.
5. No onsite grinder systems or step systems will be allowed for this development.
6. 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.
7. Landscaping plans shall be approved prior to construction plans approval.
8. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
9. Proof of easements for offsite sewer shall be **obtained and submitted** to the Engineering Department **prior** to PMDP/PUD approval by the BOC.
10. TVA approval shall be submitted prior to PMDP/PUD approval by the BOC.
11. All proposed sewer pump stations shall be public and built to City specifications.
12. All pedestrian facilities identified as "Multi-use Path" in the plans shall be at least 10' wide. A minimum width of 8' is permissible only in areas with geometric constraints.
13. All facilities will be ADA and PROWAG compliant.
14. All roads and driveways shall comply with TDOT's Highway Systems Access Manual.
15. Adequate sight distance shall be provided at all intersections. Sight distance profiles will be provided at FMDP. Landscaping shall not be provided within the sight triangles.
16. Sidewalks abutting parking shall be at least 7' wide.
17. The connection of the proposed collector road to Lebanon Road shall be required prior to the 99th CO in Phase 3 (The first phase east of the Bass Lane emergency exit).
18. Roundabouts shall be installed along the collector to provide traffic calming.

Coordinate with staff on locations at FMDP.

19. Enhanced pedestrian crossings are required within the loop road for safe access to the amenity center.
20. A cul-de-sac or other acceptable turnaround is required on the access lane that includes the emergency access to Bass Lane.
21. Roadway Variances:
  - a. Request to allow private and gated streets (Sub. Reg. 4-103.3): NOT SUPPORTED as the future transportation plan calls for collectors connecting Beckwith Road and Bass Lane on this parcel.
  - b. Request to exceed 99 units on a single access point for Phases 1 and 2 (Sub. Reg. 4-103.205 (d)): SUPPORTED as the development team is providing a second access point to Bass Lane that is gated for emergency vehicles only and additional access shall be provided in future phases.
  - c. Request to reduce design speed of an access lane to 20 mph (Sub. Reg. 4-104.4): NOT SUPPORTED
  - d. Request to reduce design speed of an access street to 25 mph (Sub. Reg. 4-104.4): SUPPORTED
  - e. Request to reduce the design speed of a residential collector to 25 mph (Sub. Reg. 4-104.4): NOT SUPPORTED but would support 30 mph with traffic calming.
  - f. Request to omit bicycle lanes on a residential collector (Standard Drawing ST-108): NOT SUPPORTED
  - g. Request to exceed maximum slopes on a collector up to 10% total (Sub. Reg. 104-4): SUPPORTED ONLY ON SECTIONS WITH NO FRONTAGE. Regardless of the variance, all collectors may not exceed 3% within 50 feet of intersections.
  - h. Request to exceed slopes on an access street up to 12% total (Sub. Reg. 104-4): NOT SUPPORTED as 12% exceeds fire code. Regardless of the variance, all access lane and access streets may not exceed 5% within 50 feet of an intersection.
  - i. Request to allow front facing garages on an access street (Zoning Reg. 5-104.4 (10 b)): SUPPORTED on one side of the street only. The other side shall be side loaded.
  - j. Request to omit sidewalks in sections without frontage (Sub. Reg. 4-103.103): NOT SUPPORTED. Should this variance be granted, sidewalks must transition sides of the street at intersections.
  - k. Request to have lot frontages on residential collectors with ADT exceeding 2,000 vehicles per day (Sub. Reg. 4-104.303): NOT SUPPORTED.
  - l. Request to include horizontal roadway radius under AASHTO standard: SUPPORTED only by lowering the design speed with traffic calming and outside areas exceeding standards for slope.
22. Cul-de-sac variances:
  - a. Request to exceed 700' length (Sub. Reg. 4-104.4): SUPPORTED with at least 24' wide pavement section.
  - b. Request to exceed 14 lots (Sub. Reg. 4-104.4): SUPPORTED with at least 24' wide pavement.
23. Cross access easement or stub roads will be required at the following locations unless

variances are approved to allow private streets:

- a. The access street cul-de-sac adjacent to Lot 131 OR off the collector opposite Lot 163 to provide connection to the lot on Map 71 Parcel 4.08. This connection shall be classified as a collector per the future transportation plan.
- b. The proposed access street cul-de-sac near lot 215 shall extend to the lot on

Map 71 Parcel 5.00. This temporary cul-de-sac shall be up classified as an Access Street due to future anticipated traffic.

- c. A stub road shall be located off the collector between lots 431 and 430 providing connection to the lot on Map 55 Parcel 68.04.
  - d. A stub road shall be located on the access road, between lots 317 and 318 to provide access to the lots on Map 55 Parcels 75.01 and 70.01.
  - e. Stub roads shall only be provided if the internal streets are public. Stub roads shall not be provided from private roads. Stub roads are required to be collector streets per Subdivision regulation 4-104.405.
24. Provide access to the residence on parcel located at Map 55 Parcel 61.01. Documentation shall be provided to the City prior to the construction plan review proving access to Bass Lane does not need to be maintained.
25. The loop road around the amenity center is required to meet horizontal curve radius guidelines provided by AASHTO. Traffic calming may be provided to adjust design speeds.
26. Parking shall not be permitted along the collector street, including adjacent to the retail component.
27. Sidewalks are required along the collector road through the retail portion of the development.
28. Lebanon Road and Beckwith Road:
- a. A signal warrant analysis indicated that a traffic signal will be warranted at this intersection, however this intersection is outside the City limits.
  - b. The Wilson County Road Commission has indicated that they would support maintaining a signal at this intersection.
  - c. The design of this signal shall comply with any TDOT and Wilson County Road Commission standards.
29. Lebanon Road and New Collector Road:
- a. An eastbound right-turn lane shall be constructed when this connection is made. This turn lane will be designed to TDOT standard and requires TDOT approval.
  - b. A westbound left-turn lane shall be constructed when this connection is made. This turn lane will be designed to TDOT standard and requires TDOT approval.
  - c. Street lighting shall be provided.
  - d. Signal warrant analysis indicates an additional signal is warranted at this intersection. However, this would require poles being placed outside the Urban Growth Boundary.
30. Additional road improvements may be required by the Wilson County Road Commission or TDOT based on jurisdiction.
31. Sidewalks shall be constructed along the project frontages at Beckwith Road and Lebanon Road. The sidewalks shall be outside the public right-of-way and be the responsibility of the HOA. Sidewalks shall be at least 6' wide.



Mt. Juliet Fire Department:

1. No Comments Received.

West Wilson Utility District:

1. The proposed water lines shown are not WWUD's design.
2. Sidewalks are mentioned in the comments for Highway 70 and Beckwith Road. The existing water line shall not be under the proposed sidewalks.

Wilson County Schools:

1. No Comments Received.

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:** Larry Searcy

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

**Nay:** Chairperson Winchester

**Absent:** Commissioner Floyd, and Chairperson Armistead

**11. Land Use Amendment, Annexation, Plan of Services, PMDP**

- 11.A.** \*\*Review the Land Use Plan Amendment for Tillman Place, located at 6235 Central Pike, from Mixed-Use to Multi-Family Residential and Medium Density Residential. Staff went over their reports and answered questions from the commission. Greg Gamble, Franklin, represented the project. Wes Patterson, Westgate Circle, represented the project. 40 John Wright Rd, spoke out against the project. Sharon Wahlstrom, 1250 John Wright Rd, spoke out against the project. Basil Coffee, 270 John Wright Rd, spoke out against the project. Jon Wahlstrom, 1250 John Wright Rd., spoke out against the project. Kent Hagler, 287 Burton Place, spoke out against the project. David Minton, 180 Tillman Drive, represented the project. Mark Streets, 401 John Wright Road, spoke out against the project. Gina Williams, 6325 Central Pike, spoke in favor of the project.

Planning and Zoning:

1. All requirements of the City's Subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
2. 5-104.1 Multifamily guidelines shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
3. HVAC and utility equipment shall be screened entirely from horizontal view, utility meters shall be screened with brick/stone screen walls.
4. All exterior lighting fixtures shall be decorative.
5. Brick shall be clay, baked and individually laid.

6. Stone shall be individually laid.
7. Every wet pond shall have lighted fountains and landscaping around the perimeter.
8. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan submittal.
9. Along, Central Pike Road frontage, provide enhanced landscaping including a split rail fence with brick/stone termination columns to enhance streetscape.
10. 2,000 sf of clubhouse, up to 200 units, are required, plus 10sf per each additional dwelling unit, identify how this is accomplished.
11. The base zoning district for the single-family portions of this subdivision shall be RS-30 due to the single-family density not exceeding 1.11 units/acre.

Public Works:

1. The following variances are requested or required:
  - a. To allow private roads (4-103.3): SUPPORTED with the proposed cross sections.
  - b. To allow an access street to be stubbed at the property line (4-104.405): SUPPORTED
  - c. To allow up to 6 acres of disturbance of slopes exceeding 20%: SUPPORTED conditionally in a cut condition only
2. This development is anticipated to be built around the time the Central Pike Interchange begins construction. The following off-site improvements shall be required should the interchange NOT be constructed prior to issuing the first CO:
  - a. Signal warrant analysis shall be submitted at the 60th and 120th COs. Should the signal be warranted, it shall be constructed to allow the widening of Central Pike in the region. The signal shall include turn lanes on Central Pike and an advanced warning beacon stating "BE PREPARED TO STOP WHEN FLASHING".
  - b. A left-turn lane on Central Pike at Pleasant Grove Road shall be constructed.
  - c. A 10' wide shared-use path shall be constructed along Central Pike. Curb and gutter will be required along all roads with a path.
  - d. A left-turn lane shall be constructed along Central Pike at the project entrance.
3. The following off-site improvements shall be required should the interchange be under construction prior to issuing the first CO:
  - a. A 12' wide shared-use path shall be installed between the western project frontage and the termination of the shared-use path to the east.
  - b. The curb and gutter shall be extended along all roads with the path.
  - c. Increase the width of the westbound lane to 12 feet along the project frontage.
  - d. A left-turn lane shall be constructed along Central Pike and the project entrance. This will require continuing the proposed two-way left-turn lane to the project entrance.
4. Private streets shall meet the design standards for an access street.
5. Private allies shall meet the design standards for an access lane.
6. Vegetation or other obstructions in the sight triangles shall be removed.
7. On street parking shall be parallel parking.
8. Sidewalks adjacent to parking shall be 7' wide. This includes parallel parking.
9. Curb ramps shall be provided across all streets at intersections. The crosswalks do

not need to be marked.

10. Provide pedestrian connections from the sidewalks to the front of all townhome units.
11. All drives shall comply with TDOT's Highway Systems Access Manual.
12. All pedestrian facilities shall comply with ADA and PROWAG standards.
13. Adequate sight distance shall be provided at all intersections. A grade adjustment factor will be required for the Pleasant Grove Road driveway. Sight distance profiles will be provided at FMDP.
14. Sewer availability requested.
15. The site is not currently served by public sewer. The development will be responsible for extending sewer to the nearest public main.
16. Existing slopes equal to or greater than 20% shall not be within a proposed building envelope.
17. Landscaping plans shall be approved prior to construction plans approval.
18. If wet ponds are used, aeration shall be provided.
19. Tennessee Rule 0400-10-.04 required for water quality and quantity.
20. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
21. All sanitary sewer shall be (minus service laterals) public and contained within a 20' easement (minimum).
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.
23. No onsite grinder systems or step systems will be allowed for this development.
24. Submit a preliminary drainage report at FMDP.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

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

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

**RESULT:** APPROVED

**MOVER:** David Rast

**SECONDER:** Art Giles

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

**Nay:** Commissioner Christenson

**Absent:** Commissioner Floyd, and Chairperson Armistead

**11.B.** \*\*Review the Annexation request for Tillman Place, located at 6235 Central Pike.

Staff went over their reports and answered questions from the commission. There were no citizen comments. Chairman Winchester closed the Planning Commission and opened a Public Hearing. There were no citizen comments. Chairman Winchester closed the Public Hearing and reopened the Planning Commission.

Planning and Zoning:

1. All requirements of the City's Subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
2. 5-104.1 Multifamily guidelines shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
3. HVAC and utility equipment shall be screened entirely from horizontal view, utility meters shall be screened with brick/stone screen walls.
4. All exterior lighting fixtures shall be decorative.
5. Brick shall be clay, baked and individually laid.
6. Stone shall be individually laid.
7. Every wet pond shall have lighted fountains and landscaping around the perimeter.
8. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan submittal.
9. Along, Central Pike Road frontage, provide enhanced landscaping including a split rail fence with brick/stone termination columns to enhance streetscape.
10. 2,000 sf of clubhouse, up to 200 units, are required, plus 10sf per each additional dwelling unit, identify how this is accomplished.
11. The base zoning district for the single-family portions of this subdivision shall be RS-30 due to the single-family density not exceeding 1.11 units/acre.

Public Works:

1. The following variances are requested or required:
  - a. To allow private roads (4-103.3): SUPPORTED with the proposed cross sections.
  - b. To allow an access street to be stubbed at the property line (4-104.405): SUPPORTED
  - c. To allow up to 6 acres of disturbance of slopes exceeding 20%: SUPPORTED conditionally in a cut condition only
2. This development is anticipated to be built around the time the Central Pike Interchange begins construction. The following off-site improvements shall be required should the interchange NOT be constructed prior to issuing the first CO:
  - a. Signal warrant analysis shall be submitted at the 60th and 120th COs. Should the signal be warranted, it shall be constructed to allow the widening of Central Pike in the region. The signal shall include turn lanes on Central Pike and an advanced warning beacon stating "BE PREPARED TO STOP WHEN FLASHING".
  - b. A left-turn lane on Central Pike at Pleasant Grove Road shall be constructed.
  - c. A 10' wide shared-use path shall be constructed along Central Pike. Curb and gutter will be required along all roads with a path.
  - d. A left-turn lane shall be constructed along Central Pike at the project entrance.
3. The following off-site improvements shall be required should the interchange be

under construction prior to issuing the first CO:

- a. A 12' wide shared-use path shall be installed between the western project frontage and the termination of the shared-use path to the east.
  - b. The curb and gutter shall be extended along all roads with the path.
  - c. Increase the width of the westbound lane to 12 feet along the project frontage.
  - d. A left-turn lane shall be constructed along Central Pike and the project entrance. This will require continuing the proposed two-way left-turn lane to the project entrance.
4. Private streets shall meet the design standards for an access street.
  5. Private allies shall meet the design standards for an access lane.
  6. Vegetation or other obstructions in the sight triangles shall be removed.
  7. On street parking shall be parallel parking.
  8. Sidewalks adjacent to parking shall be 7' wide. This includes parallel parking.
  9. Curb ramps shall be provided across all streets at intersections. The crosswalks do not need to be marked.
  10. Provide pedestrian connections from the sidewalks to the front of all townhome units.
  11. All drives shall comply with TDOT's Highway Systems Access Manual.
  12. All pedestrian facilities shall comply with ADA and PROWAG standards.
  13. Adequate sight distance shall be provided at all intersections. A grade adjustment factor will be required for the Pleasant Grove Road driveway. Sight distance profiles will be provided at FMDP.
  14. Sewer availability requested.
  15. The site is not currently served by public sewer. The development will be responsible for extending sewer to the nearest public main.
  16. Existing slopes equal to or greater than 20% shall not be within a proposed building envelope.
  17. Landscaping plans shall be approved prior to construction plans approval.
  18. If wet ponds are used, aeration shall be provided.
  19. Tennessee Rule 0400-10-.04 required for water quality and quantity.
  20. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
  21. All sanitary sewer shall be (minus service laterals) public and contained within a 20' easement (minimum).
  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.
  23. No onsite grinder systems or step systems will be allowed for this development.
  24. Submit a preliminary drainage report at FMDP.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

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

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

**RESULT:** APPROVED

**MOVER:** Preston George

**SECONDER:** Art Giles

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

**Nay:** Commissioner Searcy

**Absent:** Commissioner Floyd, and Chairperson Armistead

- 11.C.** \*\*Review the Preliminary Master Development Plan, including a Rezone from Wilson County R-1 and RS-40 to RM-8 PUD and RS-15 PUD, for Tillman Place, located at 6235 Central Pike.

Staff went over their reports and answered questions from the commission. Jackson Nichols, 1645 Westgate Circle, represented the project. Joe Haddix, 2305 Kline Ave., represented the project. Mark Streets, 401 John Wright Rd., spoke out against the project. Entrance Lighting at Central Pike and Pleasant Grove Rd entrance, and other comments from LW. Staff went over their reports and answered questions from the commission. Tom White represented the project. There were no citizen comments.

Planning and Zoning:

1. All requirements of the City's Subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
2. 5-104.1 Multifamily guidelines shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
3. HVAC and utility equipment shall be screened entirely from horizontal view, utility meters shall be screened with brick/stone screen walls.
4. All exterior lighting fixtures shall be decorative.
5. Brick shall be clay, baked and individually laid.
6. Stone shall be individually laid.
7. Every wet pond shall have lighted fountains and landscaping around the perimeter.
8. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan submittal.
9. Along, Central Pike Road frontage, provide enhanced landscaping including a split rail fence with brick/stone termination columns to enhance streetscape.
10. 2,000 sf of clubhouse, up to 200 units, are required, plus 10sf per each additional dwelling unit, identify how this is accomplished.
11. The base zoning district for the single-family portions of this subdivision shall be RS-30 due to the single-family density not exceeding 1.11 units/acre.
12. Entrance lighting at the Central Pike and Pleasant Grove Road entrance.
13. Relocate the mail kiosk on the public road, work with staff on location.
14. Planning Commission granted waiver from the clubhouse requirement.

Public Works:

1. The following variances are requested or required:
  - a. To allow private roads (4-103.3): SUPPORTED with the proposed cross sections.
  - b. To allow an access street to be stubbed at the property line (4-104.405): SUPPORTED
  - c. To allow up to 6 acres of disturbance of slopes exceeding 20%: SUPPORTED conditionally in a cut condition only
2. This development is anticipated to be built around the time the Central Pike Interchange begins construction. The following off-site improvements shall be required should the interchange NOT be constructed prior to issuing the first CO:
  - a. Signal warrant analysis shall be submitted at the 60th and 120th COs. Should the signal be warranted, it shall be constructed to allow the widening of Central Pike in the region. The signal shall include turn lanes on Central Pike and an advanced warning beacon stating "BE PREPARED TO STOP WHEN FLASHING".
  - b. A left-turn lane on Central Pike at Pleasant Grove Road shall be constructed.
  - c. A 10' wide shared-use path shall be constructed along Central Pike. Curb and gutter will be required along all roads with a path.
  - d. A left-turn lane shall be constructed along Central Pike at the project entrance.
3. The following off-site improvements shall be required should the interchange be under construction prior to issuing the first CO:
  - a. A 12' wide shared-use path shall be installed between the western project frontage and the termination of the shared-use path to the east.
  - b. The curb and gutter shall be extended along all roads with the path.
  - c. Increase the width of the westbound lane to 12 feet along the project frontage.
  - d. A left-turn lane shall be constructed along Central Pike and the project entrance. This will require continuing the proposed two-way left-turn lane to the project entrance.
4. Private streets shall meet the design standards for an access street.
5. Private allies shall meet the design standards for an access lane.
6. Vegetation or other obstructions in the sight triangles shall be removed.
7. On street parking shall be parallel parking.
8. Sidewalks adjacent to parking shall be 7' wide. This includes parallel parking.
9. Curb ramps shall be provided across all streets at intersections. The crosswalks do not need to be marked.
10. Provide pedestrian connections from the sidewalks to the front of all townhome units.
11. All drives shall comply with TDOT's Highway Systems Access Manual.
12. All pedestrian facilities shall comply with ADA and PROWAG standards.
13. Adequate sight distance shall be provided at all intersections. A grade adjustment factor will be required for the Pleasant Grove Road driveway. Sight distance profiles will be provided at FMDP.
14. Sewer availability requested.
15. The site is not currently served by public sewer. The development will be responsible for extending sewer to the nearest public main.
16. Existing slopes equal to or greater than 20% shall not be within a proposed building

envelope.

17. Landscaping plans shall be approved prior to construction plans approval.
18. If wet ponds are used, aeration shall be provided.
19. Tennessee Rule 0400-10-.04 required for water quality and quantity.
20. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
21. All sanitary sewer shall be (minus service laterals) public and contained within a 20' easement (minimum).
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.
23. No onsite grinder systems or step systems will be allowed for this development.
24. Submit a preliminary drainage report at FMDP.
25. No erosion control measures in any of the dedicated buffers.
26. Construct raised crosswalk at sidewalk section that meets at the playground.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

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

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

**RESULT:** APPROVED

**MOVER:** Preston George

**SECONDER:** Art Giles

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

**Absent:** Commissioner Floyd, and Chairperson Armistead

## **12. Preliminary Plat**

### **12.A. 12A Review the Preliminary Plat Amendment for Wells Farm**

Staff went over their reports and answered questions from the commission. Tom White, 36 Old Club Ct., Nashville, represented the project. There were no citizen comments.

Planning Department:

1. Landscape plan comments are via separate cover.
2. All landscape plan review comments shall be addressed prior to the submittal of construction documents.
3. Stripe the drive through to delineate the bypass lane from the main lane.



4. All brick shall be clay, baked and individually laid.
5. Signage shall be reviewed via a separate application to the Planning Department.
6. Wall mounted utility and meter equipment shall be painted to match the building façade it is affixed to.
7. Poles used for signage shall be painted black, galvanized channel posts are not permitted.
8. Poles used for parking lot lighting fixtures shall be painted black.
9. Provide a detail of the trash receptacle meeting the requirements of 6-103.7.
10. Correct building setbacks on subsequent submittals.
11. Provide building coverage and impervious surface calculation in the site data table.
12. Trash enclosure doors shall be decorative metal, a pedestrian door is required and the enclosure shall be faced with masonry to match the buildings. See 6-103.7.
13. Wall packs are not permitted, the wall mounted lighting fixtures shall be decorative. Notes on the plans indicate “wal-paks are not permitted”. Revise.
14. Parapet walls shall be faced with brick.
15. Provide stone in lieu of mulch in planting beds.
16. Paint wall mounted utilities and meters to match the building façade it is affixed to.
17. Parking lot lighting shall be placed in islands and planting beds not in the paved parking lot or drive aisle areas.
18. Separate bicycle parking and provide five spaces at each building.

#### Public Works:

1. The dumpster drain shall tie into the stormwater collection system.
2. Drainage Report has been provided for review.
3. Landscaping plans shall be approved before construction plans are approved.
4. Roof drains from the amenity center shall be subsurface and connect to the storm collection system.
5. Sewer service lines shall be SDR 26 PVC.
6. EPSC sheets shall be 3-phases (initial, intermediate, final) as more than 5 acres are proposed to be disturbed.
7. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
8. Each proposed restaurant shall have its own 1,500-gallon (minimum) grease trap. Include a detail for proposed grease trap when construction plans are submitted.
9. Offsite Improvements:
  - a. The development shall comply with TDOT during the right-of-way acquisition process for S. Mt. Juliet Road widening.
  - b. The development shall install a rectangular rapid-flashing beacon at the unsignalized crosswalk near the eastern driveway.
10. AutoTurn profiles show the design vehicles cannot move through the site without mounting curbs. The development shall reconfigure the site to allow proper movement for the design vehicles. Internal circulation remains a concern throughout Providence Commons and changes may be required should other land uses be added to the site. Construction drawings shall not be approved if design vehicles can't navigate the site.
11. The rear parking lot is a separate and distinct parking lot and therefore requires appropriate ADA spaces with pedestrian access routes. At least one space must be

- van accessible.
12. The front parking lot requires at least 4 ADA spaces located as close to the front of the businesses as feasible. At least one space must be van accessible.
  13. Provide a pedestrian connection from the storefront to the parking lot at the rear of the building.
  14. Patio space shall not impede pedestrian access.
  15. Strip the lanes in the drive thru.
  16. Stripe a stop bar and DO NOT ENTER across the one-way exit lanes for the drive-thrus.
  17. Stormwater Coordinator: Construction Plans - Tennessee Rule 0400-10-.04 required for water quality and quantity.
  18. The curb separating the drive-thru and the drive adjacent to Publix shall be painted with reflective yellow paint. A detail for this curbed island shall be provided in the construction plans.
  19. The crosswalk connecting to Phase 1 of Providence Commons shall connect to the sidewalk in front of Publix.
  20. The Stop Bar on the northern edge of the parcel shall connect from the drive-thru curb to the retention pond curb.
  21. All sidewalks, curb ramps, and crosswalks shall be ADA compliant.
  22. The crosswalk to the southern building shall not terminate in a drive aisle.
  23. All crosswalks shall be continental style, including 24" stripes with 24" spaces.
  24. Pedestrian accommodations are required to connect the southern building to the dumpster entrance.
  25. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
  26. 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.
  27. Stormwater Coordinator: Extremely large karst repair on this site. Is it within a proposed building pad?

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. The water line on the north side of the property shown as a 2" is a 12".
2. The minimum horizontal separation between sanitary sewer, storm sewers and structures shall be 10'.
3. The minimum vertical separation between sanitary sewer and storm sewers shall be 18".
4. The water lines shown are not WWUD's design.

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

**RESULT:       APPROVED**

**MOVER:** Luke Winchester  
**SECONDER:** David Rast  
**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Bulmon, and Chairperson Armistead  
**Absent:** Commissioner Floyd  
**Abstain:** Commissioner Giles

### 13. 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 Christenson, Commissioner Searcy, Commissioner George, Commissioner Bulmon, and Commissioner Giles  
**Absent:** Commissioner Floyd, and Chairperson Armistead

**\*\*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.**

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Luke Winchester, Chairperson

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Kenny Howell, Planning Commission Secretary



# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

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**File #:** 1168

**Agenda Date:** 4/17/2025

**Agenda #:** 6.A.

---

**Title:**

\*\*Review the Safety Action Plan.



## MEMORANDUM

**Date:** April 17, 2025

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

**From:** Matthew White, PE  
Director of Public Works

**Re:** Review the Mt. Juliet Safety Action Plan.

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**OVERVIEW:** The City of Mt. Juliet received a federal grant through FHWA's Safe Streets For All (SS4A) program to develop a roadway Safety Action Plan. A Safety Action Plan (SAP) is a planning document that prioritizes safety improvements and justifies investment decisions. Having a formal plan will help the City of Mt. Juliet communicate clearly with stakeholders and access funding opportunities to construct/implement safety improvements.

**BACKGROUND & ANALYSIS:** The Mt. Juliet SAP provides a framework for identifying and prioritizing safety improvements that can be implemented. The SAP recommendations focus on transportation improvements that can be used to reduce fatal and serious injury crashes through a systemic data analysis conducted specifically for the City of Mt. Juliet. The plan also recommends policy and process changes to make roadways in Mt. Juliet safer.

**RECOMMENDATION:** Staff recommends forwarding this Safety Action Plan to the Board of Commissioners with a positive recommendation for adoption.



# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

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**File #:** 1160

**Agenda Date:** 4/17/2025

**Agenda #:** 7.A.

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**Title:**

The Development Letter of Credit (69408854-745) for Jackson Hills Ph.4 in the amount of \$339.333.43 can be released.



# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

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**File #:** 1161

**Agenda Date:** 4/17/2025

**Agenda #:** 7.B.

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**Title:**

The Development Letter of Credit (69408856-763) for Jackson Hills Ph. 6 in the amount of \$278,582.89 can be released.



# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

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**File #:** 1162

**Agenda Date:** 4/17/2025

**Agenda #:** 7.C.

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**Title:**

The Development Letter of Credit (1644) for Legacy Pointe - GBG Westbound Turn Lane in the amount of \$170,787.71 can be released.





# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

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**File #:** 1163

**Agenda Date:** 4/17/2025

**Agenda #:** 7.D.

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**Title:**

The Development Letter of Credit (SLC00005205) for Baird Farms Ph.1 in the amount of \$479,008.21 can be released.



# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

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**File #:** 1164

**Agenda Date:** 4/17/2025

**Agenda #:** 7.E.

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**Title:**

The Development Letter of Credit (SLC00005409) for Baird Farms Ph.2A in the amount of \$147,800.28 can be released.



# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

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**File #:** 1165

**Agenda Date:** 4/17/2025

**Agenda #:** 7.F.

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**Title:**

The Development Letter of Credit (SLC00005442) for Baird Farms Ph.3A in the amount of \$47,630.11 can be released.



# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

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**File #:** 1166

**Agenda Date:** 4/17/2025

**Agenda #:** 7.G.

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**Title:**

The Sewer Letter of Credit (1589) for Mt. Juliet Elite Gymnastics in the amount of \$60,441.90 can be released.



# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

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**File #:** 1172

**Agenda Date:** 4/17/2025

**Agenda #:** 7.H.

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**Title:**

Review the Site Plan renewal for the Bradshaw Farms Amenity Center, Located at 1360 Beckwith Rd.



## MEMORANDUM

**Date:** April 17, 2025

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

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

**Re:** Bradshaw Farms Amenity Center  
Site Plan  
Map(s) – 72  
Parcel(s) – 43.03

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**Request:** Ragan Smith, on behalf of Beazer Homes, requests Site Plan approval for the amenity center in Bradshaw Farms, located off Beckwith Road. This subdivision connects with Jackson Hills to the West.

**History:** The Bradshaw Farms subdivision annexed and rezoned in 2020, along with Preliminary Master Development Plan approval was granted by the Board of Commissioners (Ordinance 2020-05). Final Master Development Plan and Preliminary Plats have been approved since. Per the conditions of the PMDP, the area 1 amenity center is required to be operational by the 75<sup>th</sup> certificate of occupancy. This site plan was previously approved but has expired, necessitating this request.

**Analysis:** The dedicated area 1 amenity lot is 124,702 sf., (2.86 acres). This is the largest of the amenity areas that were proposed throughout the community. The proposal is for a 4,239 SF main amenity center building that will include a covered patio, a 4,500 SF pool, a 700 sf splash pad, playground area, farmer's market pavilion, mail kiosk and associated parking, both internally to the lot and also parallel to the lot along both Vanner and Holbrook Roads.

**Parking:** There are thirty-eight (8'x17.5'), along with four (8'x19') ADA accessible parking spaces provided within the internal lot. The thirty-eight (8'x17.5') spaces do not adhere to code in regards to the dimensions, and a condition of approval will be placed regarding the correction of the deficiency on the parking stall sizing. There are also thirty-one (8'x22') parallel (including two ADA spaces that run along both Vanner and Holbrook Road. Sidewalks adjacent to the vehicle parking are 8' wide and will accommodate for vehicle overhang, as wheel stops are not permitted nor proposed. Bike and parking details are provided.

Per the requirements of Preliminary Master Development Plan approval, the mail kiosk and parking has been relocated from the amenity center to a street-side location along Vanner Road. Signage to designate the mail carrier parking location and general mailbox parking is provided.

**Building Design:** Color elevations are provided and indicate an English Tudor style building. The applicant is requesting a waiver for the use of secondary materials to include fiber cement siding. Thirty-nine percent (33%) of the southeast and southwest elevations will consist of fiber cement and 23% of the northeast and northwest elevations. Lighting fixtures on the exterior of the building are decorative designs.

HVAC equipment is located on the ground and shielded from horizontal view via a masonry wall. The pool mechanical equipment is shielded from horizontal view, also, with a masonry wall. Fencing is proposed and shall be decorative black aluminum around the pool area. Details are provided.

**Site Design:** Exterior lighting is decorative, and significant light does not encroach beyond the property lines. A bike rack, wave style, is provided and trash cans are provided also, with details of each provided.

The mail kiosk is covered with a structure conducive in appearance to the main building. The kiosk area shall be well lit, the lighting plan indicates very little light reaches the kiosk. Notes provided in the resubmittal package indicate this will be addressed on the construction plans.

**Amenities:** Included are a 4,329 SF clubhouse, 4,500 SF pool, 700 SF splash pad, pavilion, farm pavilion, swing set and playground equipment. Details are provided for the playground equipment.

**Landscaping:** The landscape plans are currently under review, and the approval must be received prior to the submission of the construction plans.

**Waivers:** The applicant is seeking one waiver:

1. A request for an architectural variance from the zoning ordinance, section 5-104.4.1, to reduce the percentage of brick or stone façade from 100% on all sides to 67% brick and 33% fiber cement siding for Northeast and Southeast facades and 77% brick and 23% fiber cement siding for the Northwest and Southwest facades. **STAFF SUPPORTS, the BOC granted a waiver to building design as part of their approval for this development however, the design for the amenity center was unknown at that time.**

**Summary:** Items remaining to be addressed are minor in nature, and can be resolved via the conditions of approval below. One waiver is requested for the façade materials as proposed.

**Recommendation:** Staff recommends approval of the site plan for the Bradshaw Farms Amenity Center, subject to the following conditions:

**Planning and Zoning:**

1. All conditions of Ordinance 2020-05 shall be adhered to.
2. The amenity center shall be constructed and completed by the 75<sup>th</sup> Certificate of occupancy.
3. The pool shall be striped for competitive swimming.
4. Provide low maintenance material tables for the Farmers Market pavilion area.

5. All landscaping plan comments shall be addressed. Provide grass or other non-combustible materials instead of the proposed mulched islands along within 3 ft of the buildings.
6. All brick shall be clay, baked and individually laid.
7. All poles, posts and bollards shall be powder coated black.
8. Parking stalls are required to be a minimum of 9'x17.5' for 90-degree parking angle, two way aisle, correct the stalls located in the internal parking lot adjacent to the amenity center accordingly.
9. The mail kiosk shall be well lit.

Engineering:

1. Roof drains from the amenity center shall be subsurface and connect to the storm system.
2. The pool shall drain into the storm system.
3. Landscaping plans shall be approved before the issuance of the erosion control permit.
4. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.

West Wilson Utility District:

1. Water services will not be as shown. Contact WWUD to discuss.
2. Backflow Devices are required for each meter.

Wilson County Schools:

1. No Comments Received





# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

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**File #:** 1177

**Agenda Date:** 4/17/2025

**Agenda #:** 7.I.

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**Title:**

Review the Final Plat for Wells Farm Ph.1, Located at 2850 Benders Ferry Rd.



## MEMORANDUM

**Date:** April 17, 2025

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

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

**Re:** Wells Farm Ph. 1  
Final Plat  
Map - 032  
Parcel(s) – 028.00

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**Request:** K&A Land surveying, on behalf of their client, Universal Builders, requests final plat approval for 25 single family residential lots, open space and right-of-way dedication, in Phase 1 of the Wells Farm subdivision, in Wilson County on Benders Ferry Road.

**History:** This Wilson County subdivision is in the City's urban growth boundary and is subject to the City's subdivision regulations. The subdivision is on the North end of Benders Ferry Road and located on the Eastern side.

**Analysis:** The property is zoned A-1 and R-1, Wilson County. Building setbacks are 30' front, 15' side and 40' rear. The total area being platted is 23.60 acres and this includes right-of-way (2.65ac), open space (2.90ac) and 18.05 acres in lot area. As this subdivision is located in the City's urban growth boundary, it is subject to the requirement of sidewalk on both sides of the subdivision streets. Revise to address this requirement.

**Summary:** This final plat is for (25) single family residential lots, open space and right-of-way dedication. Outstanding items are minor in nature and may be addressed via the conditions below.

**Recommendation:** Staff recommends approval of the final plat for Wells Farm, Ph.1, subject to the conditions of approval below:

**Planning and Zoning:**

1. The surveyor shall sign the plat prior to recording.
2. Provide letter of approval from Wilson County.
3. The City of Mt. Juliet subdivision regulations require sidewalks on both sides of the street.
4. Identify driveway locations for corner lots.

**Public Works:**

1. The surveyor shall sign the final plat.

2. The plat certificates shall match Wilson County regulations as this subdivision is not located in the City limits.
3. The soils area is not shown on the plat. Please show this.

West Wilson Utility District:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.
2. The proposed water line is shown on the wrong side of the road. This does not reflect the latest design.
3. All paperwork with WWUD shall match the revised lot numbers.

Wilson County Schools:

1. No Comments Received



# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

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**File #:** 1171

**Agenda Date:** 4/17/2025

**Agenda #:** 7.J.

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**Title:**

Review the Site Plan for Revive Implant & Cosmetic Dentistry, located at 2960 N. Mt. Juliet Rd.



## MEMORANDUM

**Date:** April 17, 2025

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

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

**Re:** Revive Implant & Cosmetic Dentistry  
Site Plan  
Map – 072A  
Parcel(s) – 006.00

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**Request:** TTL, on behalf of their client, Dr. Elijah Brown, is requesting site plan approval for Revive Implant and Cosmetic Dentistry office located at 2960 North Mt. Juliet Rd., in District 3.

**History:** The property is located at 2960 North Mt. Juliet Road, on the North corner of Hillview Drive and North Mt. Juliet Road. The property is zoned CTC, Commercial Town Center. The property abuts CTC to the North, RS-40 to the West, RS-40 and OPS to the South, and CTC to the East across North Mt. Juliet Road. The proposal for this property is for a single story, 6500 square feet professional services office building to house a dental office. The use is permitted by right in the CTC zoning. The lot is approximately 1.10 acres/47,916 square feet.

**Article VI Bulk Regulations:** The yard dimensions as provided are correct for CTC districts, (30' front, 10' side and 20' rear) and correctly rendered on the site plan. Building coverage as shown is 13.56% with a maximum allowance of 50%. The impervious surface coverage calculation is 47% (20,638 square feet) with a maximum allowance of 80%. The building's height is 17' at its highest structural point and within the maximum permitted (35').

**Vehicular and Pedestrian Access:** Vehicular access is provided via one outlet, with ingress and egress being obtained via Hillview Drive only. Drive aisles are all two way and appropriately sized at 26' in width. Pedestrian striping is proposed at one location within the parking lot providing access to the sidewalk connections and the sidewalk is connected to the sidewalk in the right-of-way. Sidewalk is widened to 7' where adjacent to parking to accommodate vehicle overhang without wheel stops.

**Article IX Parking:** Parking requirements for professional services, medical, per code, is required at one space per 300 square feet, with 22 spaces required. Currently the applicant is proposing 35 spaces. Staff feels this is an appropriate number of parking spaces for this use. All spaces are 9' x 17.5'. This plan will also include 2 van accessible ADA spaces. All spaces are of appropriate size. Bicycle parking is provided via a wave-style bike rack alongside the front of the building and a detail is provided. Wheel stops are not proposed, and the front sidewalk is shown at 7' to provide adequate room for vehicular overhang.

Article X Landscaping: The landscape plans are under review by the City's consultant. Any comments received shall be addressed before the submittal of construction plans.

6-103.7 Commercial Design Guidelines: Building height is identified as 17', below the maximum of 35' permitted. The building is primarily faced with masonry (92%). The other materials as noted are 8% of metal panels, used as accent on front side facing N. Mt. Juliet Rd. The applicant is requesting a waiver on the CDS for the façade materials, as shown below.

The HVAC equipment is roof mounted and screened from horizontal view via the parapet wall. Wall mounted lighting fixtures shall be decorative designs and are permitted as shown. Parking lot lighting poles are to be painted black and fixtures are typical D series as standard on similar other commercial projects in the area. The photometric plan is acceptable, as the site is surrounded by both residential and commercially zoned property. Wall mounted utility and meter equipment shall be painted to match the building façade it is attached to.

Other: The plans do not show any trash receptacles located at the building entrances as required per code and one will be requested, with a detail. There is no dumpster planned for this site; however, the project will provide an enclosure for the trash cans to be utilized and it will be compliant with City regulations and includes masonry walls with brick color to be complimentary to the main building, metal gates and a pedestrian door. There is a retaining wall proposed, which is to be constructed with masonry, detail is provided.

Waivers/Variances: The following waivers are requested:

1. 6-103.7 – Request for up to 8% of the front (East facing) façade to include metal accent panels in lieu of full masonry – **STAFF SUPPORTS.**

Summary: This site plan is for a 6,500 square foot dental office. The building façade waiver, explained above, is subject to Planning Commission approval. Parking provided is in excess of the required amount for a professional office building, and can be reduced, however, the amount provided meets the code requirements. The remaining items to address are minimal and are included in the requested conditions of approval as listed below.

Recommendation: Staff recommends approval of the site plan for Revive Implant and Cosmetic Dentistry, subject to the conditions of approval below:

Planning and Zoning:

1. All requirements of 6-103.7 shall be adhered to.
2. All brick shall be clay, baked and individually laid.
3. Wall mounted utility and meter equipment shall be painted to match the building façade upon which it is affixed to.
4. Poles and bollards used for signage shall be painted black or a complimentary muted color. Galvanized channel posts are not permitted.
5. Poles used for parking lot lighting fixtures shall be painted black or a complimentary muted color and located in yards or planting beds and not in parking areas or drive aisles.

6. HVAC equipment shall be adequately screened by parapet walls from horizontal view.
7. Wheel stops are not permitted.
8. Provide a decorative trash can at the entrance of the facility.
9. Landscape plan comments are via separate cover and shall be addressed prior to the submittal of construction documents.
10. Provide stone in lieu of mulch in planting beds.
11. Privacy fencing shall be opaque and of a low maintenance material. Remove the wooden fencing and detail on sheet C8.02.
12. Signage shall be reviewed via a separate application to the Planning Department. No variance is requested for any additional signage.

Engineering:

1. Roof drains shall be subsurface and connect to the storm system.
2. A letter from West Wilson Utility District with their approval of the project shall be provided to Engineering prior to the issuance of the Land Disturbance Permit.
3. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
4. A duplex sewer pump station will be required for this site. Pump station specifications will be provided to the developer/engineer during construction plan review.
5. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
6. EPSC measures shall not be installed in the buffer.

West Wilson Utility District:

1. Brent Finley is spelled wrong. That is bad.
2. Proposed storm lines and Underground Detention shall be 10" away from existing water line.
3. There is an existing water meter on-site. Is it large enough?

Wilson County Schools:

1. No Comments Received



# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

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**File #:** 1176

**Agenda Date:** 4/17/2025

**Agenda #:** 7.K.

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**Title:**

Review the Commercial Design Standards Waiver for Waffle House, Located at 12085 Lebanon Rd.





## MEMORANDUM

**Date:** April 17, 2025

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

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

**Re:** Waffle House \*North  
CDS Waiver  
Map - 053  
Parcel(s) – 065.00

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**Request:** Mercedes Field, with Waffle House, requests a Commercial Design Standards Waiver for a sit down restaurant to be located at 12085 Lebanon Road, located in District 1. The Waffle House site plan was previously approved by the Planning Commission on July 18, 2024. This location is in District 1.

**Analysis:** The Waffle House site plan was previously approved by the Planning Commission on July 18, 2024. The restaurant is situated on approximately 1.059 acres and is adjacent to Speedway on the West, and Pace Analytical to the East.

The building is approximately 2,000 sf, with a maximum height proposed at 16'2", and one story. The building at site plan approval was predominantly faced with brick, which as noted by staff, to be clay baked and individually laid. No variances for façade deviations were requested by the applicant at that time.

The applicant is proposing to utilize Quik-Brick in lieu of individual clay-fired brick, to be individually laid.

**Article 6.103.7.2 – Commercial Design Standards:** Code section excerpted below:

*Building design. Building(s) may be required to incorporate similar design elements and shall be compatible with surrounding buildings with regard to massing, color, scale, proportion of openings, roof types, types of glazed openings, and degree of detail. Color and design elements shall also be compatible with buildings in the vicinity which have been approved in accordance with these design provisions. Color schemes considered to be unpleasant, distasteful or objectionable, as determined by the Planning Commission, will be sufficient reasoning for a negative vote. On corner lots, both sides of the building facing the street are considered the front of the building, and shall include design elements such as windows, doors, texture and wall treatment to provide visual interest and prevent development of a long continuous blank wall. Commercial and institutional buildings which are visible from a public street are required to have a minimum of 100 percent brick and/or stone on the facade(s) facing a public street and 100*

*percent brick and stone on all other facades. Commercial and institutional buildings which are not visible from a public street are required to have a minimum of 50 percent brick and stone on all facades. The Planning Commission may permit any other construction materials allowed under state law. In determining whether to allow such materials, the Commission may consider whether the material is proposed as an accent, as a portion of a corporate motif, as well as whether the design is in line with general aesthetic goals of the City of Mt. Juliet as set forth herein, and any other factors deemed relevant by the applicant.*

**Summary:** The applicant is requesting a Commercial Designs Standards waiver to the 100% brick or stone façade requirement, as found in 6.103.7.2, design standards for commercial structures. This proposal includes a façade of primarily Quik-Brik (in lieu of the previously approved 100% clay fired and individually laid brick) and glazing. Should the waiver request be granted by the Planning Commission, the site plan construction documents will be noted accordingly.

**Recommendation:** Staff does not recommend approval of the Commercial Design Standards waiver for Waffle House at 12805 Lebanon Rd., subject to the conditions below:

**Planning and Zoning:**

1. Unless this waiver is granted, elevations must comply with the Commercial Design Standards as provided in Article 6.103.7.2 as previously approved by the Planning Commission on the Site Plan, dated July 18, 2024.

**Public Works:**

**Wilson County Schools:**

**West Wilson Utility District:**



# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

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**File #:** 1186

**Agenda Date:** 4/17/2025

**Agenda #:** 7.L.

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**Title:**

\*\*Review the Update to Article IV of the Subdivision Regulations.



## .M E M O R A N D U M

**Date:** June 20, 2024

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

**From:** Shane Shamanur, PE  
Director of Engineering

**Re:** Update to the Development Code Subdivision  
Regulations Article IV

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**OVERVIEW:** The subject item is the proposed update to the Mt. Juliet Land Use Development Code to bring the specifications up to federal standards, remove inconsistencies, and correct language on out-of-date texts. The updates are recommended in the Subdivision Regulations between sections 4-102.503 and 4-104.403.

**BACKGROUND & ANALYSIS:** The Mt. Juliet Land Use Development Code provides guidance on the design of streets and driveways within the City of Mt. Juliet. However, some specifications no longer meet the standards set forth by AASHTO and TDOT. The changes recommended below are meant to align the City of Mt. Juliet's standards with current best practices:

### **Sec 4-102. – Lot requirements**

Section 4-102.503 *Minimum clearance* provides guidance on the minimum corner clearance for driveways on arterials and collectors. It is recommended that the language be removed and replaced with the following:

*The corner clearance is defined as the distance between the property frontage along the major road and the tangent face of a driveway accessing the minor roadway. The edge clearance is defined as the distance between the frontage boundary and the tangent edge of the driveway. The minimum corner or edge clearance, regardless of roadway classification, shall adhere to the guidance within the Tennessee Department of Transportation's Highway System Access Manual, including all subsequent amendments and/or revisions.*

### **Sec 4-103. – Streets and pedestrian ways**

Section 4-103.101 *Sidewalks along new streets* shall be revised to eliminate language on rural streets. The language shall be removed and replaced with the following:

*Sidewalks shall be required along all streets constructed in all subdivisions except those proposed for industrial use.*

Section 4-103.102 Sidewalks along existing streets shall be revised to mandate sidewalk along any property frontage along a public way. The language shall be replaced with the following:

*Sidewalk shall be provided on any existing street within the public right-of-way along the frontage of the subdivision. Additional sidewalk may be required, at the discretion of the Director of Engineering, to eliminate gaps in the pedestrian network.*

Section 103.103 *Location of sidewalks* provides guidance on placing sidewalks within the right-of-way. It is recommended that the language differentiating by classification be removed as it is redundant. The language shall be updated to the following:

*Sidewalks shall be required along both sides of all streets. Transition of sidewalks from both sides of a street to one side may be permitted when topography makes continuation of the sidewalk impractical. Transitions may only be made at street intersections. Sidewalks shall be included within the dedicated nontrafficway portion of the right-of-way of all public ways. Concrete curbs are required for all public ways where sidewalk is present. A median strip of grassed or landscaped area shall separate sidewalks from the adjacent curb, unless otherwise noted by the Director of Engineering. The width of all sidewalks and grass strips shall meet the requirements included in Table 2 of Section 4-104. Sidewalk construction details are shown in Appendix B of these regulations.*

Section 4-103.104 *Sidewalk width* shall be removed, and the guidelines added to Table 2 in Section 4-104.

Section 4-103.201 *Frontage on improved public ways* shall be revised to correct the referenced subsection from 1-112.107 to 1-113.107 (Access to lots by public way or private easement).

Section 4-103.206 *Traffic Impact Study* shall be revised to reference the traffic study policy published by Public Works. The language shall be replaced with the following:

*All subdivisions shall be required to be prepare, at the expense of the developer or individual proposing the subdivision, a traffic impact study. At the discretion of the Director of Engineering, a traffic impact study may be waived for subdivisions generating fewer than 50 peak hour trips and not deriving access from an arterial or collector. A Tennessee licensed engineer specializing in transportation shall prepare such a study in accordance with the traffic impact study guidelines published by the Department of Engineering.*

Section 4-103.3 *Private streets* shall be revised to allow private streets with the approval of the planning commission. The language shall be replaced with the following:

No property shall be subdivided which does not obtain access from a public way, street, or road. Private streets may be permitted within a subdivision with approval of the Planning Commission and the Board of Commissioners. Private streets shall be built to the standards contained in this article.

All proposed alleys shall be private. The cross section of all alleys shall be provided prior to approval of the Planning Commission.

#### **Sec 4-104. – Functional design criteria**

Section 4-104.201 *New streets* shall be revised to remove urban and rural designations and add minor collector to the list of classifications. The text should be replaced with the following:

*Each proposed street shall be classified and designed to meet or exceed the minimum standards for the following street types:*

- a. Residential Access Lane*
- b. Residential Access Street*
- c. Residential Collector Street*
- d. Minor Collector Street*
- e. Community Collector Street*
- f. Arterial Street*

Section 4-104.203 *Traffic volume calculations* shall be updated to reflect the approximate rates provided in ITE's Trip Generation Manual, 12<sup>th</sup> Edition. The text shall be replaced with the following:

*New streets shall be classified based on the number of vehicular trips expected to utilize the roadway using the following methodology:*

- a. Trip generation rates. Table 1 shall be used to determine the anticipated average daily traffic on the proposed street.*

*Table 1. Approximate Trip Generation Rates*

<i>Land Use</i>	<i>ADT per Unit</i>
<i>Single Family Detached</i>	<i>9.5 Trips</i>
<i>Townhomes</i>	<i>7 Trips</i>
<i>Apartments</i>	<i>5 Trips</i>
<i>Senior Housing</i>	<i>3.5 Trips</i>
<i>Commercial</i>	<i>Consult ITE Trip Generation Manual</i>

- b. Volume calculations. Calculation of traffic volumes on residential streets shall be accomplished using the following formula:*

$$\text{Design ADT} = (\text{ADT per unit}) \times (\text{Number of units receiving access from street})$$

Section 4-104.301 *Residential access lane* shall be revised to update the ADT requirements. Subsection b and c shall be replaced with the following:

*b. Design capacity and service restrictions. Each residential access lane shall be designed so no section of the street conveys an ADT greater than 250 or serves more*

*than 25 single-family dwellings. Each half of a loop street may be regarded as a single local access street and the total ADT shall not exceed 500.*

*c. Street access. Residential access lanes may intersect or take access from any street type. Residential access lanes shall be laid out to discourage through traffic. As such, residential access lanes shall not intersect with multiple collectors nor shall residential access lanes be stubbed with the intention of extending to adjacent parcels.*

Section 4-103.302 *Residential access street* shall be revised to remove language differentiating urban and rural streets. Subsection a shall now read:

- a. Street function. Residential access streets are designed to provide access to individual properties as well as access to higher classification street networks. The residential access streets provide neighborhood circulation and may carry neighborhood traffic and through movements.*

Section 4-104.303 *Residential collector street* shall be revised so that the first range of ADT in the table reads 1,000-1,199.

Section 4-104.304 shall be inserted to include Minor collectors. The existing language shall be redesignated 4-104.305. The section on Minor Collectors shall read:

- a. Street function. Minor collector streets collect and distribute traffic from residential neighborhoods and commercial uses. The street may connect to community collector or arterial streets.*
- b. Design capacity and service restrictions. The minor collector street is intended to serve mixed residential and commercial traffic volumes ranging from 2,500 to 6,000 trips per day. Whenever possible, commercial driveways shall limit the number of access points. Access to adjacent parcels shall be planned to limit the number of driveways along the corridor. Access to individual residential lots shall be prohibited.*

Section 4-104.305 shall be added to include community collectors. The existing language shall be revised and shall read:

- a. Street function. Community collector streets collect and distribute traffic from other collectors to arterial transportation systems.*
- b. Design capacity and service restriction. The community collector street is designed for anticipated traffic volumes between 6,000 and 15,000 trips per day. Access to individual residential lots shall be prohibited.*

Section 4-104.306 shall be added to include arterials. The section shall read:

- a. Street function. Arterials are intended to serve local and regional traffic. Arterials extend through the city limits or connect to other arterials or interstates.*
- b. Design capacity and service restrictions. Arterials are intended to serve traffic volumes exceeding 15,000 trips per day. Access to individual residential lots is prohibited. Access to residential communities or commercial areas shall provided by lower classification streets whenever possible.*

Section 4-104.401. Remove Table 1 and differ to Table 2 and Appendix B. Table 2 shall be revised to show standards by roadway classification and renumbered Table 1. The section shall now read:

*Minimum rights-of-way and pavement widths shall be provided as required to meet the design standards for various roadway classifications of streets set in Table 1.*

- a. *Reduction in right-of-way width. The City may reduce the required right-of-way width for residential streets under the following conditions:*
  - i. *The site is located within a planned unit development or variable lot size residential development under applicable provisions of the zoning ordinance.*
  - ii. *The potential for future development will alter neither the street classification nor the design standards proposed. As a condition for varying the right-of-way requirements, the City may require a binding agreements to insure no additional access to or use of the street.*
  - iii. *In no instance shall a right-of-way be less than 30 feet. In granting the reduced right-of-way width, it shall be determined that sufficient width will be available to provide all the following (unless separate right-of-way for them is being provided elsewhere to the satisfaction of the City, or they are clearly not required by the proposed development):*
    1. *Pavement*
    2. *Curbs*
    3. *Shoulders*
    4. *Utility easements*
    5. *Drainage swales*
    6. *Pedestrian and/or bicycle paths*
    7. *Street trees or other planting strips*
    8. *Turning lanes*
    9. *Cut or fill slopes (the right-of-way shall extend five feet beyond the crest or toe of these slopes.)*

**Table 1. General Design Standards for Streets**

<i>Standard</i>	<i>Access Lane</i>	<i>Access Street</i>	<i>Residential Collector</i>	<i>Minor Collector</i>	<i>Community Collector</i>	<i>Arterial</i>
<i>Design Speed</i>	<i>25 mph</i>	<i>30 mph</i>	<i>35 mph</i>	<i>35 mph</i>	<i>40 mph</i>	<i>45 mph</i>
<i>ROW Width</i>	<i>50'</i>	<i>55'</i>	<i>65'</i>	<i>75'</i>	<i>110'</i>	<i>125'</i>
<i>Pavement Width</i>	<i>22'</i>	<i>24'</i>	<i>24'</i>	<i>36'</i>	<i>52'</i>	<i>52'</i>
<i>Landscaped Median</i>	<i>0'</i>	<i>0'</i>	<i>0'</i>	<i>0'</i>	<i>16'</i>	<i>27'</i>
<i>Bicycle Lane Width</i>	<i>0'</i>	<i>0'</i>	<i>4'</i>	<i>4'</i>	<i>4'</i>	<i>4'</i>
<i>Grass Strip</i>	<i>6'</i>	<i>6'</i>	<i>6'</i>	<i>6'</i>	<i>6'</i>	<i>6'</i>
<i>Sidewalk Width</i>	<i>5'</i>	<i>5'</i>	<i>6'</i>	<i>6'</i>	<i>6'</i>	<i>6'</i>
<i>Outer Buffer</i>	<i>0.5'</i>	<i>2'</i>	<i>2'</i>	<i>1'</i>	<i>2'</i>	<i>2'</i>
<i>Maximum Grade</i>	<i>10%</i>	<i>10%</i>	<i>7%</i>	<i>7%</i>	<i>7%</i>	<i>5%</i>



<i>Minimum Grade</i>	<i>1%</i>	<i>1%</i>	<i>1%</i>	<i>1%</i>	<i>1%</i>	<i>1%</i>
<i>Max. Grade at Intersections</i>	<i>5% (within 50')</i>	<i>5% (within 50')</i>	<i>3% (within 75')</i>	<i>3% (within 75')</i>	<i>3% (within 100')</i>	<i>3% (within 100')</i>
<i>Maximum Superelevation</i>	<i>0.08</i>					
<i>Horizontal Curvature</i>	<i>Curvature shall be designed per AASHTO standards based on speed and slopes.</i>					

Insert the following as Section 4-104.402 Stopping sight distance: All streets shall maintain adequate stopping sight distance at all points along the road. No combination of vertical or horizontal curves may reduce stopping sight distance below the values provided in AASHTO's *A Policy of Streets and Highways*. Should the grade on the major road exceed 3%, adjustments to the required sight distance may be required at the discretion of the Director of Engineering. Renumber the existing 4-104.402 to 4-104.403 *Intersections*

Section 4-104.403 Intersections remove the figure and table on intersection sight distance. The following shall be inserted as 4-104.403 (g):

All new streets and driveways shall provide adequate intersection sight distance, as defined by AASHTO's *A Policy on Streets and Highways*. Should the grade on the major road exceed 3%, adjustments to the required sight distance may be required at the discretion of the Director of Engineering. The required sight distance values are provided in Table 2.

Table 2. Minimum Intersection Sight Distance

Design Speed (mph)	Required Sight Distance (feet)					
	2-Lane		3-Lane		5-Lane/Divided	
	Left-Turn	Right-Turn	Left-Turn	Right-Turn	Left-Turn	Right-Turn
25	280	240	315	240	335	280
30	335	290	375	290	400	335
35	390	335	440	335	465	390
40	445	385	500	385	530	445
45	500	430	565	430	600	500
50	555	480	625	480	665	555
<i>Left-Turn sight distance is measured looking right. Right-turn sight distance is measured looking left.</i>						

Sight triangles are to be kept clear of landscaping, signs, parking, or other obstructions that may otherwise restrict the available sight distance

Section 4-104.403 shall be revised to include warrants for deceleration lanes. The section shall be replaced with the following:

- a. Deceleration or turning lanes may be required by the city along existing and proposed streets as determined by the traffic study using the warrants provided in TDOT's Highway Systems Access Manual, or where the City can justify the need.
- b. Deceleration lanes shall be designed to the following standards:
  - i. The lane width shall be the same as the required width of the through lanes, based on roadway classification.
  - ii. The minimum total deceleration lengths shall match the table below.

Minimum Deceleration Lengths

Design Speed (mph)	Minimum Deceleration Length (ft)
30	160
40	275
50	425
60	605
Note: If grades exceed 3%, use the adjustment factors included in Table 3-2 in a <i>Policy on Geometric Design of Highways and Streets</i> .	

- iii. Acceleration lanes are only required when indicated as needed by a traffic impact study. The design shall be as per the recommendation of the Director of Engineering.

**Section 4-104.405 (b.)** shall be revised to include restrictions on allowable length, number of units, and design of permanent dead end public ways. The section shall be replaced with the following:

- i. *General design standards.* Where a public way does not extend beyond the boundary of the subdivision and its continuation is not required by the planning commission for access to adjoining properties, its terminus shall be no closer than 150 feet from the boundary. However, the Planning Commission may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic, or utilities.
- ii. *Cul-de-sac requirements.* For more effective police and fire protection, permanent dead-end public ways shall be limited to 700 feet measured from the nearest intersection to the center of the cul-de-sac. No dead-end street shall provide access to more than 25 units.
- iii. *Design of turnarounds.* Permanent dead-end streets shall terminate in a cul-de-sac matching the design standards included in these regulations. Alternative turnarounds may be considered with approval of the Planning Commission and Fire Marshal.

**RECOMMENDATION:** Staff recommends forwarding this item to the Board of Commissioners with a positive recommendation.



# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

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**File #:** 1187

**Agenda Date:** 4/17/2025

**Agenda #:** 7.M.

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**Title:**

\*\*Review the update to the Land Development Code Article IX - Parking, Loading, and Access.



## MEMORANDUM

**Date:** June 20, 2024

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

**From:** Shane Shamanur, PE  
Director of Engineering

**Re:** Update to the Development Code Article IX -  
Parking, Loading, and Access

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**OVERVIEW:** The subject item is the proposed update to the Mt. Juliet Land Use Development Code to bring the specifications up to state standards, remove inconsistencies, and correct language on out-of-date texts. The updates are recommended to update Zoning Regulations Article IX.

**BACKGROUND & ANALYSIS:** The Mt. Juliet Land Use Development Code provides guidance on the parking requirements for private development and accessing the public right-of-way from private lots. The intent of this proposed revision is to update the parking regulations and bring the access management requirements up to the standards set forth in TDOT's Highway Systems Access Manual (HSAM).

It is recommended a new subsection be inserted following 9-101. This subsections shall be 9-102 *On-Street Parking* and all subsequent subsections in Article IX shall be renumbered. The subsection shall include the following:

### **"Section 9-102 On-Street Parking**

9-102.1 *Parking on Existing Public Streets.* No person shall park their vehicle or trailer on a public street between the hours of 1AM to 5AM without approval of the Traffic Commission.

9-102.2 *Parking on Proposed Street.* No parking shall be permitted on any new street without approval from the Planning Commission. All new on-street parking shall be provided by designated spaces outside the travel lane.

9-102.3 *On-street parking design.* All on-street parking shall be provided by parallel parking spaces. These spaces shall be at least 22 feet long and 9 feet deep, including the width of the gutter. No perpendicular or angled parking shall be provided withing the public right-of-way.

Sidewalks constructed next to on-street parking shall include an additional 2 feet of width to provide pedestrians with a clear path around car doors.

9-102.4 *Location of on-street parking.* No parking shall be provided on arterials, community collectors, or minor collectors. Parking along residential collectors shall be limited to areas serving community amenities. “

It is recommended that Section 9-106 is replaced with the following:

“9-106.1 *Traffic Impact Studies.* All development deriving access from the public right-of-way shall submit a traffic study up to the standards published by Public Works and Engineering.

9-106.2 *Access Control.* Individual parcels shall access the public right of-way based on the criteria set forth in the Tennessee Department of Transportation’s (TDOT) Highway Systems Access Manual (HSAM) to the greatest extent possible. The HSAM includes requirements on the following:

1. Number of driveways
2. Driveway spacing
3. Median opening spacing
4. Corner clearance
5. Edge clearance
6. Driveway throat length
7. Driveway width
8. Radius of curvature

9-106.3 *Deviations:* It may not be possible to meet the requirements outlined in the HSAM for every parcel. Developments shall conform to the requirements to the greatest extent possible. Mitigation may be required, at the discretion of the Planning Commission, for requirements that are not met. Mitigation may include, but is not limited to, restricted access driveways, shared driveways, and frontage roads.

9-106.4 *Shared Driveways and Interparcel Connections.*

1. Shared driveways. Wherever feasible, the City may require the development to establish shared use driveways to serve two or more properties. If the incoming development abuts a property with an existing shared driveway, vehicular access shall be derived from the existing shared driveway. If the proposed development abuts an undeveloped property, the vehicular circulation shall be designed to allow the adjacent property to connect if development occurs.
2. Cross access corridors. The Planning Commission, in conjunction with the City Engineer, shall be authorized to designate cross access corridors on properties adjacent to arterials and collectors. All development within the affected area shall be designed to provide for mutual coordinated parking, access, and circulation systems.
3. Recording access easements. Whenever shared driveways or cross access corridors are provided in accordance with the provisions in this section, no development shall be approved unless such plan grants an easement for cross access to and from the abutting properties. Such designation shall be referenced on all plats of subdivision for any affected property or recorded by instrument.
4. Closing interim driveways. Whenever a permanent shared driveway and/or cross access corridor is constructed as required by the provisions of this section, all preceding temporary or interim driveways shall be closed and eliminated. The owner(s) of all properties which involve the use of a permanent shared driveway and/or cross access corridor shall enter into a written agreement

with the City to be recorded in the public records of the County and running with the land that existing temporary and/or interim driveways shall be closed and eliminated following the construction of both sides of a joint access driveway and/or cross access corridor.

9-106.5 *Turn Lanes*. The installation of turn lanes can increase the safety of roadways. However, turn lanes can have a negative impact vulnerable users such as bicycles and pedestrians. Turn lanes shall be installed only if the warrants included in the HSAM are met and with the approval of the Planning Commission.

9-106.6 *Sight Distance*. All new access points shall be designed to exceed AASHTO standard for intersection sight distance, as defined in the Subdivision Regulations Section 4-104. “

**RECOMMENDATION:** Staff recommends forwarding this item to the Board of Commissioners with a positive recommendation.



# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

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**File #:** 1178

**Agenda Date:** 4/17/2025

**Agenda #:** 7.N.

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**Title:**

\*\*Review the Wilson County Rezone Request from (C-3) Highway Commercial to (C-2) Neighborhood Commercial for 8220 Central Pike.



## MEMORANDUM

**Date:** April 17, 2025

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

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

**Re:** 8220 Central Pike  
County Rezone  
Map - 096  
Parcel(s) – 046.05

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**Request:** Wilson County is requesting a recommendation from the Mt. Juliet Planning Commission for a County rezone request for property located at 8220 Central Pike.

**Analysis:** The property is on the south side of Central Pike, east of S. Mt. Juliet Road. The area is 0.96 acres and the property is in the City's urban growth boundary. The lot is part of the Monty Mires Subdivision plat. The property is developed with a gravel parking lot and commercial structure, which has held several tenants over the last few years, most recently a portable building retailer. A summary of the request is below:

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
8220 Central Pike	Mixed Use	N/A	C-3	C-2

**Future Land Use Plan:** The parcel is in the City's UGB. City's future land use plan identifies the area commercial mixed use.

**Zoning:** The property is currently zoned Wilson County C-3. The requested zoning is Wilson County C-2, general commercial.

**Findings:** In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

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



6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Summary: Wilson County Planning seeks a rezone recommendation for a property located in the Mt. Juliet urban growth boundary at the southeast corner of SMJR and Central Pike. The City's future land use plan identifies the subject area as mixed-use. The applicant is seeking C-2, general commercial, zoning in Wilson County. The City's future land use plan supports this request.

**Recommendation:** Staff recommends forwarding a positive recommendation to Wilson County for the rezone of 8220 Central Pike from Wilson County C-3 to Wilson County C-2, subject to any condition below.

Planning and Zoning:

Public Works:

Wilson County Schools:

West Wilson Utility District:



**WILSON COUNTY PLANNING OFFICE  
228 EAST MAIN STREET  
ROOM 5 COURTHOUSE  
LEBANON, TN 37087  
PHONE (615) 449-2836**

March 11, 2025

Jon Baughman  
City of Mt. Juliet Planning & Zoning Department  
2425 N. Mt. Juliet Road  
Mt. Juliet, TN 37122

[jbaughman@mtjuliet-tn.gov](mailto:jbaughman@mtjuliet-tn.gov)

Dear Jon:

The Wilson County Planning Office is submitting the following rezoning of property request for review and recommendation by the City of Mt. Juliet Planning Commission, as the property is within the City of Mt. Juliet's planning region/urban growth boundary.

Japal Properties has made application to rezone approximately 0.96 acres from (C-3) Highway Commercial to (C-2) Neighborhood Commercial. The property is located at 8220 Central Pike and is referenced by Wilson County Tax 96 Parcel 46.05.

The applicant has requested the application be placed on the April 17, 2025 Planning Commission agenda.

Sincerely,

*Georgia Baine*  
Georgia Baine  
Planning Technician

Cc/file

Enclosures

Property Address 8220 Central Pike

Property Location (street and nearest cross street) Central PKd S. Mt-Juliet Rd.

Existing Structures & Use \_\_\_\_\_

Lot Acreage 0.96

Current Zoning C-3

Requested Zoning C-2

Commission District 16

County Commissioner Diane Weathers

List all parcels that are included in request:

Map & Parcel Number 96/46.05

Map & Parcel Number \_\_\_\_\_

Map & Parcel Number \_\_\_\_\_

Map & Parcel Number \_\_\_\_\_

Owner Information (if more, attach additional sheets)

Applicant (if Different than owner)

Name Japel Properties

Name James Todd

Address 503 WYNHAM HILL CT

Address 1203 Ben Forkum Dr

City, ST, Zip MT. JULIET, TN 37127

City, ST, Zip 37087 TN Lebanon

Phone 615 - 788 - 0049

Phone 615-394-7046

Fax \_\_\_\_\_

Fax \_\_\_\_\_

Relationship to owner OWNER

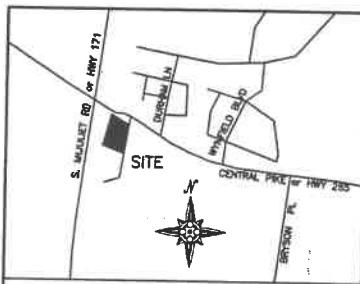
Note: A copy of the deed(s) to the property must be turned in with the application. Deeds must provide sufficient detail to establish full legal description of the property in question. Should the deed(s) be inadequate in this regard, a current survey of the property may be required.

Reason for requesting rezoning: change in use

I hereby certify that all the above information is true and correct and completed in accordance with the Wilson County Zoning Ordinance and that I have received, or retained, a copy of this application.

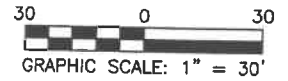
Date 03/10/2025 Signature of Applicant [Signature]





VICINITY MAP : NOT TO SCALE

# EXHIBIT



①  
MAP 96, PARCEL 46.02  
ROBERT WOOD, JR  
DB.1250, PG.670, R.O.W.C.T.  
ZONED : C3

N 06°54'00" E 258.60'

③  
MAP 96, PARCEL 46.05  
JAPEL PROPERTIES LLC  
DB.1562, PG.133, R.O.W.C.T.  
CURRENT ZONE : C3 (General Commercial)  
REQUESTED ZONE : C2 (Highway Commercial)

APPROXIMATE LOCATION  
OF EXISTING BUILDING

N 83°06'00" W 140.02'

OLD MOUNT JULIET ROAD

PROPERTY OWNER:  
JAPEL PROPERTIES LLC  
503 WYNDHAM HILL CT  
MOUNT JULIET TN 37122

PROPERTY INFORMATION:  
MAP 96, PARCEL 46.05  
DEED BOOK 1562, PAGE 133  
ADDRESS: 822 CENTRAL PIKE  
PLAT BOOK 16, PAGE 962, LOT 3

②  
MAP 96, PARCEL 46.04  
JAPEL PROPERTIES LLC  
DB.1562, PG.133, R.O.W.C.T.  
ZONED : C3

**K&A Land Surveying**

1012 Sparta Pike, Lebanon TN, 37087  
Office Phone- 615-443-7796

1. Requested Zone is C-3 (Highway Commercial)  
Setbacks are: 60' Front, 10' Side, 10' Rear.
2. Current Zone is C-2 (General Commercial),  
Setbacks are: 40' Front, 10' Side, Rear Setbacks are:  
16' (One Story), 20' (Two Story), 24' (Three Story).
3. The survey was done under the authority  
of TCA 62-18-126: and
4. The survey is not a general property  
survey as defined under Rule 0820.03-7.

DATE: MARCH 10, 2025 JOB # 25-0000-5413

This Instrument Prepared By:  
**Lee & Lee Attorneys at Law, PC**  
109 East Gay Street, 615-444-1312  
Lebanon, Tennessee 37087

L&L# 3068-2A

BK/PG: 1562/133-135  
13508970

ADDRESS NEW OWNER:  
**Andre C. Olivier**  
503 Wyndham Hill Court  
Mount Juliet, TN 37122

MORTGAGEE:  
**F & M Bank**  
50 Franklin Street  
Clarksville, Tennessee 37040

3 PGS : DEED	
JEWEL GEYER	275499 - 13508970
08/29/2013 - 03:53 PM	
VALUE	457000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1690.90
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1708.90
STATE OF TENNESSEE, WILSON COUNTY	
JOHN B SPICKARD	
REGISTER OF DEEDS	

SEND TAX BILL TO:  
**Owner**

MAP **96**  
GROUP  
PARCEL **46.04 & 46.05**

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeannie Pearson and Jeani Olivier** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **JAPEL Properties, LLC**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Wilson County, State of Tennessee, described as follows, to-wit:

Land in the First Civil District of Wilson County, Tennessee, being Lot Nos. 2 and 3 on the Subdivision Plat of Monty Mires, Et Ux Property, as shown by plat of record in Plat Book 16, page 962, in the Register's Office for Wilson County, Tennessee, to which plat reference is hereby made for a more complete description.

Also, conveyed with this Lot No. 2 is the right of Grantees, their heirs and assigns, to connect to the septic tank and field line system if any on Lot No. 1 of said lands, said right being limited to one service line to run from the improvement on Lot 2 and for that purpose also the right to make such repairs and maintain the connection with the said system as may be reasonable and property in that behalf, making good, nevertheless, at Grantees own expense, all damage or disturbance which may be caused to Lot No. 1 in relation to such connections, repairs or maintenance.

Being the same property conveyed to the Grantors herein by Special Warranty Deeds recorded simultaneously herewith of record in Book 1561, page 2155, and Book 1561, page 2158, Register's Office, Wilson County, Tennessee. For further source of title: Being the same property conveyed to Robert Poole by deed from David M. Kwasniewski dated June 23, 2011, of record in Book 1445, pages 1860-1861, and Book 1445, pages 1862-1863, Register's Office for Wilson County, Tennessee.

This is improved property known as 8220 Central Pike & South Mt. Juliet Road, Mount Juliet, Tennessee 37122. Possession is to be given on August 28, 2013.


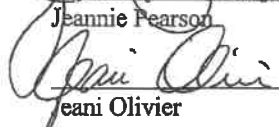
THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

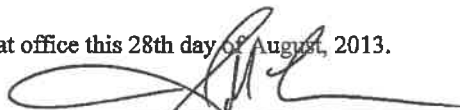
WITNESS our hands this the 28th day of August, 2013.

  
Jeannie Pearson  
  
Jeani Olivier

STATE OF TENNESSEE )  
COUNTY OF WILSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jeannie Pearson and Jeani Olivier**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

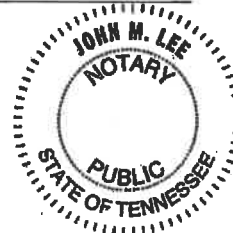
WITNESS my hand and official seal at office this 28th day of August, 2013.

  
NOTARY PUBLIC

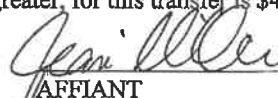
My Commission Expires: 10-28-14

\* \* \* \* \*


STATE OF TENNESSEE )  
COUNTY OF WILSON )



The actual value or consideration, whichever is greater, for this transfer is \$457,000.00.

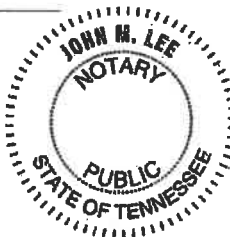
  
AFFIANT

Subscribed and sworn to before me on this 28th day of August, 2013.

  
NOTARY PUBLIC


My Commission Expires:

10-28-14



## ELECTRONIC DOCUMENT CERTIFICATION

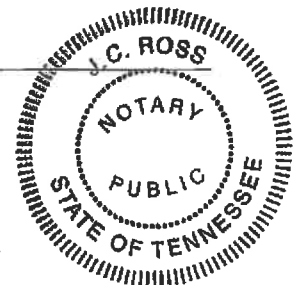
I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

  
John M. Lee, Attorney

State of Tennessee  
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

  
Notary Public



MY COMMISSION EXPIRES: 3.17.16



## SECTION 5.31 GENERAL COMMERCIAL (C-2)

### 5.31.01 GENERAL INTENT

This zoning district is intended for general retail business and services which meet community-wide need for a wide variety of goods and services. ***This zoning district is intended to include medium- and high-density/medium- and high-intensity commercial uses.*** [resolution 04-12-16]

General Commercial uses will be allowed only along collector and arterial streets as designated on the Wilson County Major Road Plan.

Within C-2 General Commercial Districts, as shown on the Official Zoning Atlas of Wilson County, the following regulations shall apply:

### 5.31.02 USES PERMITTED

- A. Antique store;
- B. Armory;
- C. Assembly hall;
- D. Auction hall;
- E. Automobile sales;
- F. Bicycle service and repair shop;
- G. Billboards and signs, as regulated in Section 4.10 of this resolution;
- H. Boat sales;
- I. Bowling alley;
- J. Broadcasting station;
- K. Carpet, rug, linoleum and/or floor covering sales;
- L. Car wash;
- M. Church;
- N. Clinic for medical services;
- O. Dog kennel;
- P. Farming;
- Q. Farm implement sales;
- R. Fireworks stand (temporary);
- S. Furniture and/or major appliance store;
- T. Gasoline service station;

- U. Grocery store;
- V. Hardware store;
- W. Hotel;
- X. Landscaping/garden center, including greenhouse and/or nursery;
- Y. Manufacturing incidental to retail, utilizing no more than 35% of the structure area for manufacturing;
- Z. Motel;
- AA. Museum;
- BB. Music shop (retail of instruments and/or sheet music);
- CC. Office equipment and supply shop;
- DD. Paint and/or wall covering sales;
- EE. Parking lot;
- FF. Recording studio;
- GG. Restaurant;
- HH. Retail business which provides a wide range of goods and services for sale to the general public and distributors of goods;
- II. Roadside stand;
- JJ. School;
- KK. Service station providing fuel and repair service for automobiles and trucks;
- LL. Skating rink;
- MM. Tavern (establishment selling beer for consumption on the premises);
- NN. Theater, indoor and outdoor, except that in any outdoor theater the screen of such shall be so erected or located that its face, or that side upon which the motion picture image is projected, shall not be visible from any state or local highway, or contiguous residential area(s).
- OO. Undertaking service;
- PP. Utility and/or governmental use;
- QQ. Veterinary clinic;
- RR. Any use permitted in a C-1 District;
- SS. Accessory structures and uses customarily incidental to the above permitted uses

### 5.31.03 USES PERMISSIBLE ON APPEAL

The following uses may be permitted by the Board of Zoning Appeals as a "Use Permissible on appeal" in accordance with the provisions of Section 6.40 of these regulations.

- A. Automobile repair and/or service, in conjunction with automobile sales;
- B. Bed and breakfast facility; (RES 18-3-6) (revised RES 24-4-2)
  - 1. Bed and Breakfast Facilities or other forms of short-term rental must possess on-site caretaker either living on premises or on premises within ten (10) miles of the Bed and Breakfast Facility to oversee operations.
  - 2. Bed and Breakfast Facilities or other forms of short-term rental shall also provide contact information for the local caretaker, as outlined in item 1 above, as well as contact information for the actual owner of the property if different from the local caretaker. This information shall be provided to the County Sherriff's office, the County Zoning Office, and the Wilson Emergency Management Agency. Such required contact information shall include Name, a Valid Mailing Address, Phone number and Email address for the Caretaker and the owner of the property respectively. This information will be required upon approval of any Bed and Breakfast use, as defined in the Wilson County Zoning Resolution, by the Board of Zoning Appeals and prior to commencing operations.
  - 3. Bed and Breakfast facilities or other forms of short-term rental as outlined by the Wilson County Zoning Resolution shall be required to meet the rules of the Tennessee Department of Health division of Food and Sanitation Chapter 1200-23-2 titled bed and breakfast establishments, where deemed applicable by officials of the Tennessee Department of Health.
  - 4. Bed and Breakfast facilities or other forms of short-term rental as outlined by the Wilson County Zoning Resolution shall be required to have viable sewer or septic as determined by the Tennessee Department of Environment and Conservation.
  - 5. This use will be approved in increments with the option to request renewal or extension at the end of that time period.

- C. Boat repair and/or service, in conjunction with boat sales;
- D. Caretaker's apartment for permitted uses;
- E. Contractor's yard;
- F. Farm implement repair and/or service, in conjunction with farm implement sales;
- G. Furniture refinishing and re-upholstery;
- H. Library;
- I. Mini warehouse;
- J. Motor vehicle repair;
- K. Print shop;
- L. Deleted 9/20/93
- M. Welding shop, limited to a small commercial welding for the general public;
- N. Wholesale business which provides a wide range of goods and services for sale to the general public and distributors of goods;
- O. Any use permissible on appeal in C-1 District;
- P. Other general commercial uses which are considered by the Board of Zoning Appeals to be comparable in impact to the permitted uses.

#### 5.31.04 USES PROHIBITED

- A. Automobile Salvage Yards (resolution 19-6-12)
- B. Automobile Grave Yards (resolution 19-6-12)  
No more than two (2) unserviceable vehicles as defined in Article 2 may be maintained on a parcel of land unless, said unserviceable vehicles are either in the process of being manufactured by an approved listed Use or Use Permissible on Appeal for the parcel and zone district in question OR unless the said unserviceable vehicles are being repaired (not salvaged or scrapped) in the short term under a listed Use or Use Permissible on Appeal for the parcel of land zone district in question. (resolution 19-6-12)
- C. Uses not specifically permitted or permissible on appeal.



# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

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**File #:** 1180

**Agenda Date:** 4/17/2025

**Agenda #:** 7.O.

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**Title:**

\*\*Review the Rezone Request for Virtue Modern Mt. Juliet Headquarters, located at 3073 Curd Rd.



## MEMORANDUM

**Date:** April 17, 2025

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

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

**Re:** Virtue Modern MJ HQ 3073 Curd Road  
Rezone (non-PUD)  
Map - 054  
Parcel(s) – 009.00

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**Request:** Lysle Oliveros requests a rezone for property located at 3073 Curd Road in District 1.

**Analysis:** The subject property is on the west side of Curd Road, south of Lebanon Road and is approximately 0.75 acres. The site includes a single-family home and accessory structures. Both the single-family home and accessory structures violate the bulk regulations for RS-20 zoning. Another single family home is located on a land-locked parcel behind the subject property and derives access via the subject property. The applicant intends to use the existing single family home as an office temporarily and eventually redevelop the site with an office building should this rezone request be approved. A summary of the request is below.

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
Virtue Modern 3073 Curd Road	Neighborhood Commercial	N/A	RS-20	CNS

**Future Land Use Plan:** The parcel is in the City's UGB. The City's future land use plan identifies the area neighborhood commercial. A change is not requested or required, the plan supports the request for CNS zoning.

**Zoning:** The property is currently zoned RS-20. The requested zoning is CNS. The City's land use plan supports this request.

**Findings:** In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

- 1. Is in agreement with the general plan for the area, and*
- 2. does not contravene the legal purposes for which zoning exists, and*
- 3. will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*

4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

**Summary:** This rezone is for a parcel on Curd Road currently zoned for residential. The applicant wishes to rezone to CNS to operate an office out of the home. The home and accessory structures are non-compliant with RS-20 zoning currently found on this lot. The structures will still be nonconforming if the property is rezoned and shall be subject to all regulations found in Articles 13-102 and 13-103 in the City's zoning ordinance.

**Recommendation:** Staff recommends forwarding the rezone request for 3073 Curd Road to the Board of Commissioners with a positive recommendation, subject to the conditions below:

**Planning and Zoning:**

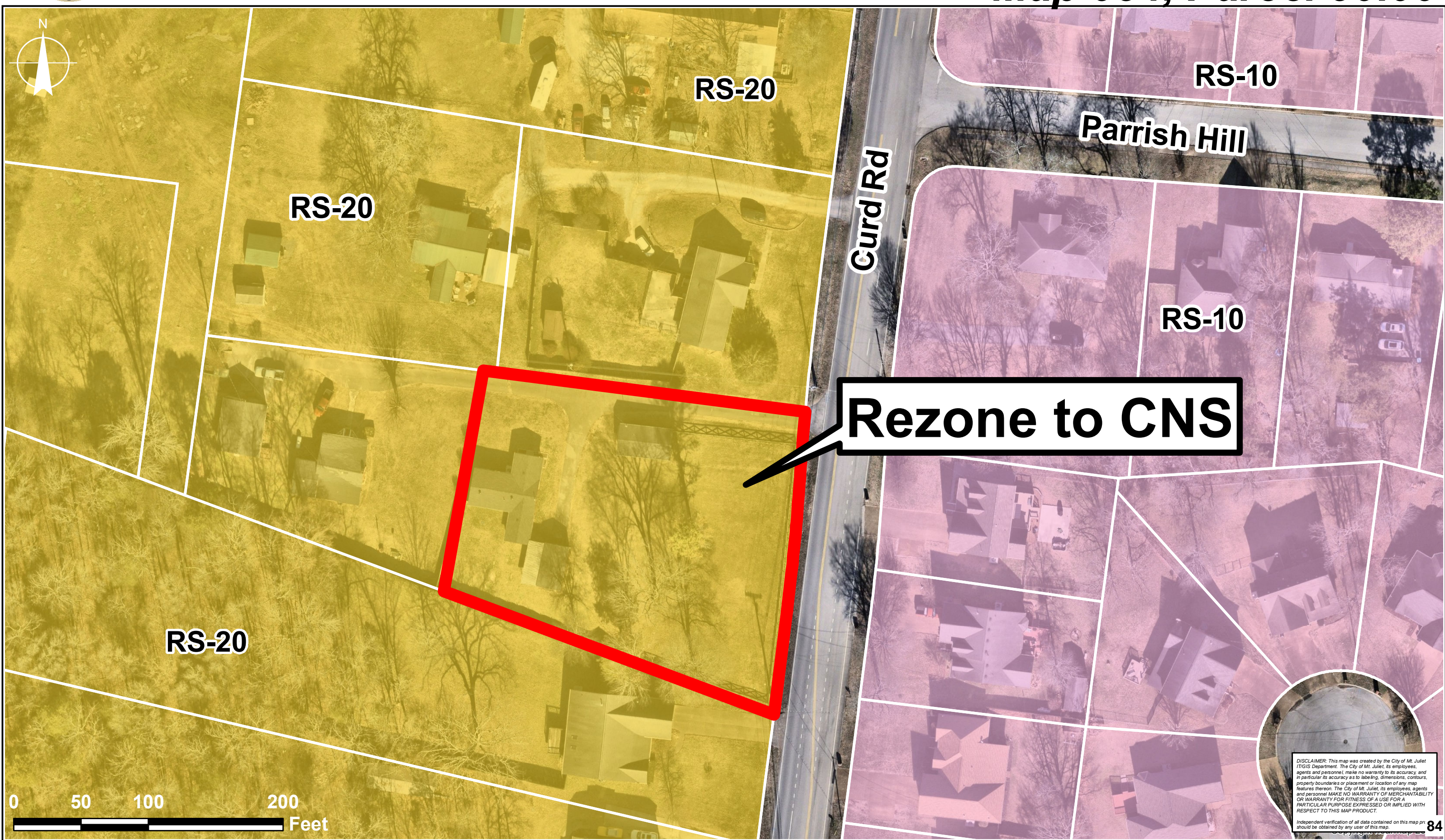
1. Should this rezone request receive approval any additions to the buildings, new construction or changes in use will require the buildings to come into code compliance entirely per the requirements of 13-102, non-complying structures and 13-103, noncomplying uses, in the zoning ordinance.
2. Access to the property behind 3073 Curd Road (3075 Curd Road) shall be maintained. An access easement shall be established should the site redevelop.





# Exhibit A - Rezone

**3073 Curd Road**  
**Map 054, Parcel 90.00**







# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

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**File #:** 1115

**Agenda Date:** 4/17/2025

**Agenda #:** 8.A.

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**Title:**

\*\*Review the Rezone request for 615 Rutland Drive from RS-40 to CMU.



## MEMORANDUM

**Date:** April 17, 2025

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

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

**Re:** 615 Rutland Dr.  
Rezone (non-PUD)  
Map - 078  
Parcel(s) – 010.07

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**Request:** Justin Rogers, the property owner, requests a rezone for property located at 615 Rutland Drive in District 3.

**Analysis:** The property is located at the northeast quadrant of the intersection of Rutland Drive and Golden Bear Gateway. The entire site consists of 5.02 acres and is presently zoned RS-40. There is currently an occupied single-family home on the lot connected to a septic system. Bluebird Roofing intends to use one of the CMU parcels to park commercial vehicles and the single-family home will remain occupied as. A summary of the request is below:

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
Bluebird/Justin Rogers	Mixed Use	N/A	RS-40	CMU

**Future Land Use Plan:** City's future land use plan identifies the area commercial mixed use. A change is not requested or required, the plan supports the request.

**Zoning:** The property is currently zoned RS-40. The requested zoning is CMU.

**Findings:** In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

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

6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Summary: This rezone (CMU) request is supported by the City's future land use plan (mixed use). Proposed uses for the site, at this time, include commercial vehicle parking and a single-family residence.

**Recommendation:** Staff recommends forwarding the rezone request for 615 Rutland Drive to the Board of Commissioners with a positive recommendation, subject to the conditions below:

Planning and Zoning:

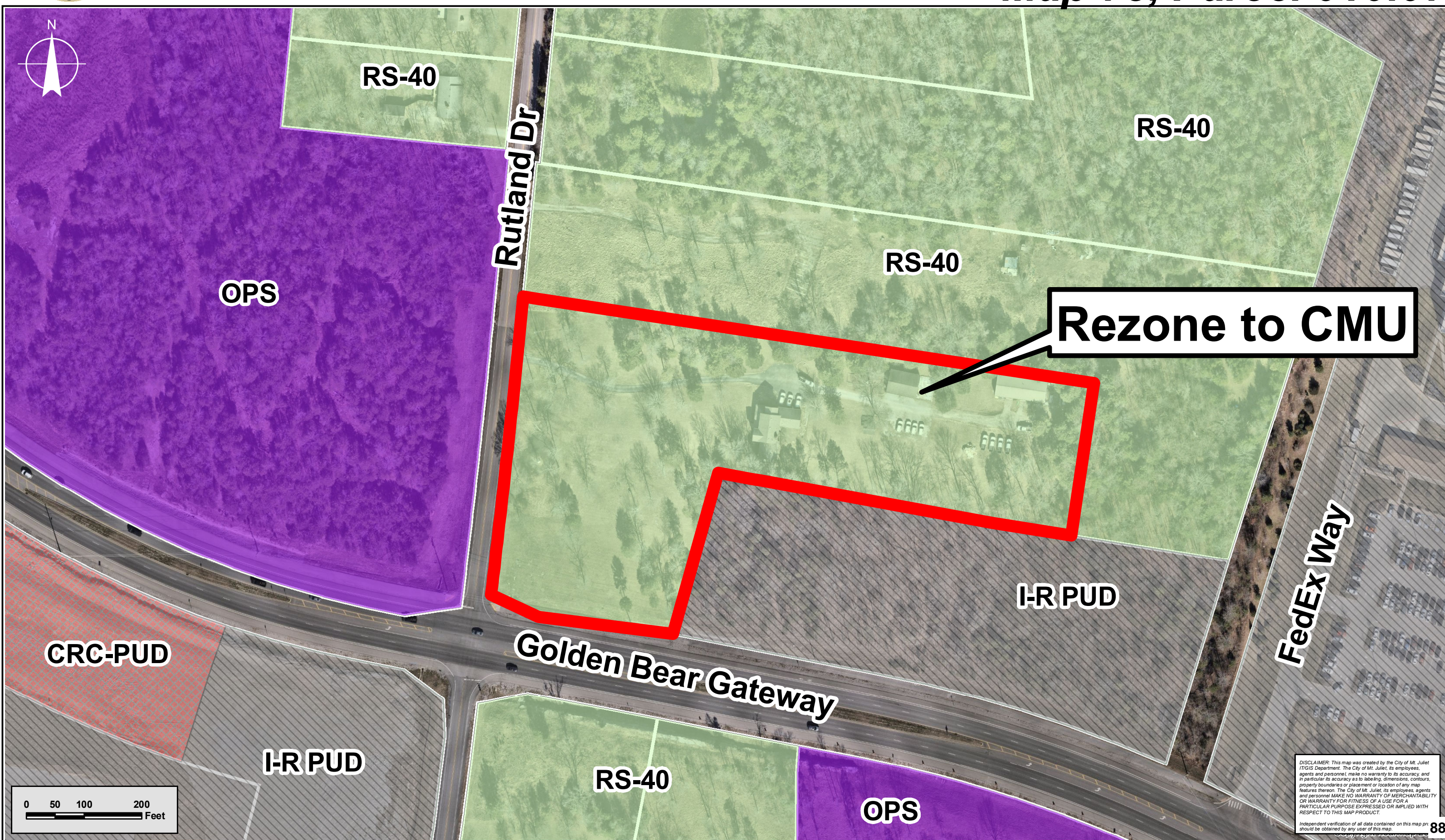
1. Should this rezone request receive approval, any additions to the buildings, new construction or changes in use will require the buildings to come into code compliance entirely per the requirements of 13-102, non-complying structures, and 13-103, noncomplying uses, in the zoning ordinance.





# Exhibit A - Rezone

**615 Rutland Drive**  
**Map 78, Parcel 010.07**







# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

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**File #:** 1179

**Agenda Date:** 4/17/2025

**Agenda #:** 9.A.

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**Title:**

\*\*Review the Preliminary Master Development Plan PUD with a Rezone from RS-20 to CTC-PUD for Mt. Juliet Commons, Located at 2937 Curd Rd.



## MEMORANDUM

**Date:** April 17, 2025

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

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

**Re:** 2937 Curd Rd. a.k.a. Mt. Juliet Commons  
PMDP PUD  
Map - 054  
Parcel(s) – 100.03, 100.04, 100.05

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**Request:** Submitted by Dewey Engineering, on behalf of the owner Magnolia Tree Investments, the applicant requests a rezone and preliminary master development plan approval for a mixed-use development at 2937 Curd Road in District 1.

**History:** The subject property is on the west side of Curd Road, south of Lebanon Road and stretches west with frontage along Golden Bear Gateway also. The proposal is for 158 townhomes and 36,000sqft of commercial, restaurant and amenity uses. Estimated population at buildout is 395 people. A summary of the request is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
2937 Curd Road Mixed - Use	Neighborhood Commercial	N/A	RS-20	CTC-PUD

**Future Land Use Plan:** The land use map identifies the area as neighborhood commercial land use. The proposal does not violate the City's land use plan. Neighborhood commercial supports the rezone request from RS-20 to CTC-PUD.

**Zoning:** Current zoning is RS-20, medium density residential. Requested is CTC with a PUD overlay.

**Findings:** In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

- 1. Is in total agreement with the general plan for the area, and*
- 2. does not contravene the legal purposes for which zoning exists, and*
- 3. will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
- 4. is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*

5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

### **Preliminary Master Development Plan:**

**Location/Overview:** The subject property is on the west side of Curd Road, south of Lebanon Road and stretches west with frontage along Golden Bear Gateway. The site is, presently, undeveloped and wooded and approximately 20.1 acres, meeting the minimum area requirement for a CTC mixed use PUD in this part of town. The proposal is for 158 townhomes and 36,000sqft of commercial and amenities. A detailed phasing plan is not provided but the comment response letter indicates the order being: townhomes south of road A first, commercial second and townhomes north of road A third.

**Article VI Bulk Standards:** Overall residential density is 158 units on 20.1 acres for a density of 7.9 units/acre. This density is permitted in this mixed-use PUD. Building setbacks are corrected rendered for a CTC PUD. Bulk waivers are not requested as part of this submittal. Further review of these details will be performed at site plan submittal. Building separation distances shall be delineated on subsequent submittals.

**Streets/Sidewalks/Access:** Vehicular access is proposed from both Curd Road and Golden Bear Gateway via a public road. The remaining access lanes are private. The sidewalk network is complete, with internal sidewalks on both sides of the public and private lanes. Sidewalk connections are provided to the right-of-way where appropriate.

**Article X Parking:** The preliminary layout indicates the site is overparked per code requirements. 640 spaces are provided 516 are required. 2/unit townhomes (316), 1/250 retail (41) and 1/150 restaurant (159 stalls). Driveways shall be 22' long, revise. Parking for the commercial areas are located behind the buildings inluie of along Golden Bear Gateway, staff appreciates this design. Drive dimensions for the townhomes are not adequate as shown, 22' length and 18' width is required. Parallel guest parking spots are provided throughout the residential component of this PUD.

**Amenities:** The amenity area is located in the northeast corner of this PUD, in the commercial area of the PUD. Amenities shall not count towards commercial requirements for mixed us PUDs. A clubhouse of 2,000sf is proposed. The amenities shall be more centrally located to better serve the residents.

**Article XI Signage:** Commercial Mixed use signage will allow for up to two signs per development. Lots with less than 200 linear feet of road frontage, shall have a sign face no greater than 30 sf, dual sided and a maximum height of 10'. For lots with greater than 200 linear feet of road frontage, sign faces shall not exceed 50 sf, dual sided and a maximum height of 10'.

The applicant is requesting a waiver to the sign regulations by requesting a total of seven ground mounted signs, that include two entry monuments for the overall development, and one ground mounted for each of the five commercial buildings.

**6-104.1 Mixed Use Design Standards:** The area of the site devoted to commercial is 5 acres (25%) of the 20.1 acres in the PUD boundary and is located on the west side of the PUD adjacent to Golden Bear Gateway. Proposed uses include retail and restaurants and associated improvements. The total square footage of commercial space is 34,000sf arranged in five building ranging size from 2,200sf to 7,200sf.

The applicant is asking for one design waiver, for up to 40% secondary material for the sides and rear of the commercial buildings only. The townhomes and amenity buildings shall be 100% masonry. The townhomes appear to be rear loaded via the design of the layout and the renderings supplied. All residential product shall be rear loaded.

**Article X Landscaping:** The site is subject to landscape buffers these are rendered on the preliminary master development plan. Staff is not in support of the interface at the northwest area of the PUD where the townhomes meet the commercial and amenity area. A redesign of this area and/or landscape buffer and fence is needed between the residential and commercial/amenity areas. Further review and a complete landscape plan will be reviewed at site plan review.

**Waivers:** The following waivers are requested as part of this preliminary master development plan:

1. Internal streets for residential development shall be private street. – PUBLIC WORKS TO ADVISE
2. 6-103.7: Commercial building facades 100% brick and/or stone. Facades not facing the street will include at least 40% brick or stone – STAFF SUPPORTS – The townhomes shall be 100% masonry.
3. Article XI: Signage requested to include 2 ground mounted entry monuments for the overall development and 1 ground mounted sign for each commercial buildings, totaling 7 ground mounted signs. STAFF DOES NOT SUPPORT. The code allows for up to two freestanding, ground mounted signs. The request for individual ground signs for each commercial entity will not be aesthetically pleasing for this area. Staff would be in support of allotting additional height and square footage for the two ground mounted development signs.

**Other:** Trash receptacles and bike racks are required at each commercial building and amenity area per the zoning ordinance requirements. The dumpster enclosure is lacking items required by 6-103.7 including a pedestrian door. Staff does not support the dumpsters adjacent to the main drive aisle, revise the location.

**Summary:** This request is for a preliminary master development plan approval and rezone approval from RS-20 to CTC-PUD. Plans are conceptual at this point. The City's future land use plan supports the rezone request. Further refinement and review of the plans will occur at site plan submittal. The Planning Commission and Board of Commission must review and recommend and decide on the waiver requests detailed above.

**Recommendation:** Staff recommends forwarding a positive recommendation to the Board of Commissioners for the preliminary master development plan and rezone for 2937 Curd Road, subject to the conditions below:



### Planning and Zoning:

1. The name “Mt. Juliet Commons” is already taken, choose another name for the project.
2. Driveways shall be at least 22’ long and 18’ wide.
3. All residential units shall be rear loaded.
4. Staff does not support the townhomes located immediately adjacent to the commercial area parking lot, in the northeast area of the PUD, without a landscape buffer and fence. Revise the plans to shift the townhomes northeast and away from the commercial area and/or provide a landscape buffer with opaque, low maintenance fencing.
5. Provide an opaque, low maintenance fence in the landscape buffer behind the commercial buildings south of the main drive.
6. All requirements of the City’s Subdivision regulations shall be adhered to, except any waivers approved by the Planning Commission and Board of Commissioners.
7. 5-104.1 Multifamily guidelines shall be adhered to, except any waivers approved by the Planning Commission and Board of Commissioners.
8. 6-104.1 Mixed use regulations shall be adhered to excepting any waivers granted by the Planning Commission or Board of Commissioners.
9. 6-103.7 Commercial design standards shall be adhered to except any waiver issues by the Board of Commissioners.
10. Residential HVAC and utility equipment shall be screened entirely from horizontal view, utility meters shall be screened with brick/stone screen walls.
11. Wall mounted utility and meter equipment shall be painted to match the façade of all commercial and amenity buildings.
12. All exterior lighting fixtures shall be decorative.
13. Brick shall be clay, baked and individually laid.
14. Stone shall be individually laid.
15. Provide trash receptacles at each commercial building main entrances.
16. Provide a five-space wave-style bike rack at each commercial building.
17. Every wet pond shall have lighted fountains and landscaping around the perimeter.
18. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan and landscape plan submittal.
19. The mail kiosks shall be covered and lit and include designated parking.
20. Relocate all, or a portion, of the amenities to a more centralized location of the PUD for the benefit of the residents.
21. Separate the amenity area fully from the commercial area. Amenities shall not count towards commercial space for mixed use regulations.
22. Revise commercial area calculations without inclusion of the amenities.
23. The dumpster enclosures shall include a pedestrian door and meet all requirements of 6-103.7.
24. Relocate the dumpsters along the main drive to a less conspicuous location.
25. Remove the single-family renderings from the submittal, there are no single-family lots proposed in this PUD.
26. Provide decorative streetlighting at the subdivision entrances and throughout.
27. Wall mounted light fixtures shall be decorative
28. All poles and posts shall be painted black, channel posts are not permitted.

29. Wheel stops are not permitted.
30. Bollards shall be painted black.
31. Roof mounted HVAC equipment for the commercial structures and amenities shall be screened entirely from horizontal view via parapet walls for the commercial structures.
32. Provide a phasing sheet with the final master development plan submittal.
33. Remove the sidewalk from landscape buffers.
34. Identify building separation distances.
35. Patios, should they be installed, shall not encroach into landscape buffers.
36. All amenities shall be completed before issuance of the 75<sup>th</sup> CO.
37. All commercial development shall be completed before issuance of the 75<sup>th</sup> CO.
38. Remove the south storm pond, between units 28 and 29 from the commercial area calculations.
39. The townhomes and amenity building facades shall consist of 100% masonry materials per code requirements.

Engineering:

1. The following variances are requested or required:
  - a. [4-103.3] To allow private streets: SUPPORTED conditionally on the proposed cross section meeting the City standard for an Access Lane or greater.
  - b. [4-103.103] To exclude a grass strip between sidewalks and curbs: NOT SUPPORTED
2. Based on Staff's review of the MTA, the following offsite improvements are recommended:
  - a. A westbound left-turn lane shall be constructed on Lebanon Road at Curb Road.
  - b. The westbound left-turn lane on Lebanon Road at Golden Bear Gateway shall be extended to accommodate the projected queue. This will require the installation of a two-way left-turn lane between Golden Bear Gateway and Curd Road to accommodate the storage and tapers.
  - c. Install curve feedback signs on Curb Road south of the project entrance.
3. A northbound right-turn and a southbound left-turn lane are required on Golden Bear Gateway at the project access.
4. A northbound left-turn lane is required on Curd Road at the project access. This lane shall replace the existing departure taper.
5. On street parking shall be parallel parking.
6. Sidewalks adjacent to any parking shall be 7'.
7. A crosswalk shall be provided across Road A at Road B.
8. Sidewalk along Golden Bear Gateway frontage shall be at least 6'. This sidewalk would likely be located on the bank of the existing bluff. Grading of the bluff shall be included with the FMDP submission.
9. Sidewalk along Curd Road frontage shall be at least 5'.
10. A minimum driveway depth of 22' is recommended, matching the requirement for single-family residential.

11. The sidewalk connecting Road F to the northern walking path shall be on the west side of the road.
12. All drives shall comply with TDOT's Highway Systems Access Manual.
13. All pedestrian facilities shall comply with ADA and PROWAG standards.
14. Adequate sight distance shall be provided at all intersections. Sight distance profiles will be provided at FMDP.
15. 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.
16. Landscaping plans shall be approved prior to construction plans approval.
17. If wet ponds are used, aeration shall be provided.
18. The developer deemed there were no steep slopes onsite.
19. Tennessee Rule 0400-10-.04 required for water quality and quantity.
20. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
21. Assessment of the allowance onsite grinder systems will take place at FMDP. If grinder sts
22. Sewer availability has been requested and is under review. Flow testing performed by the developer for taking wastewater flow to the north and west deemed insufficient capacity and prompted the routing shown in this plan.

West Wilson Utility District:

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

Wilson County Schools:

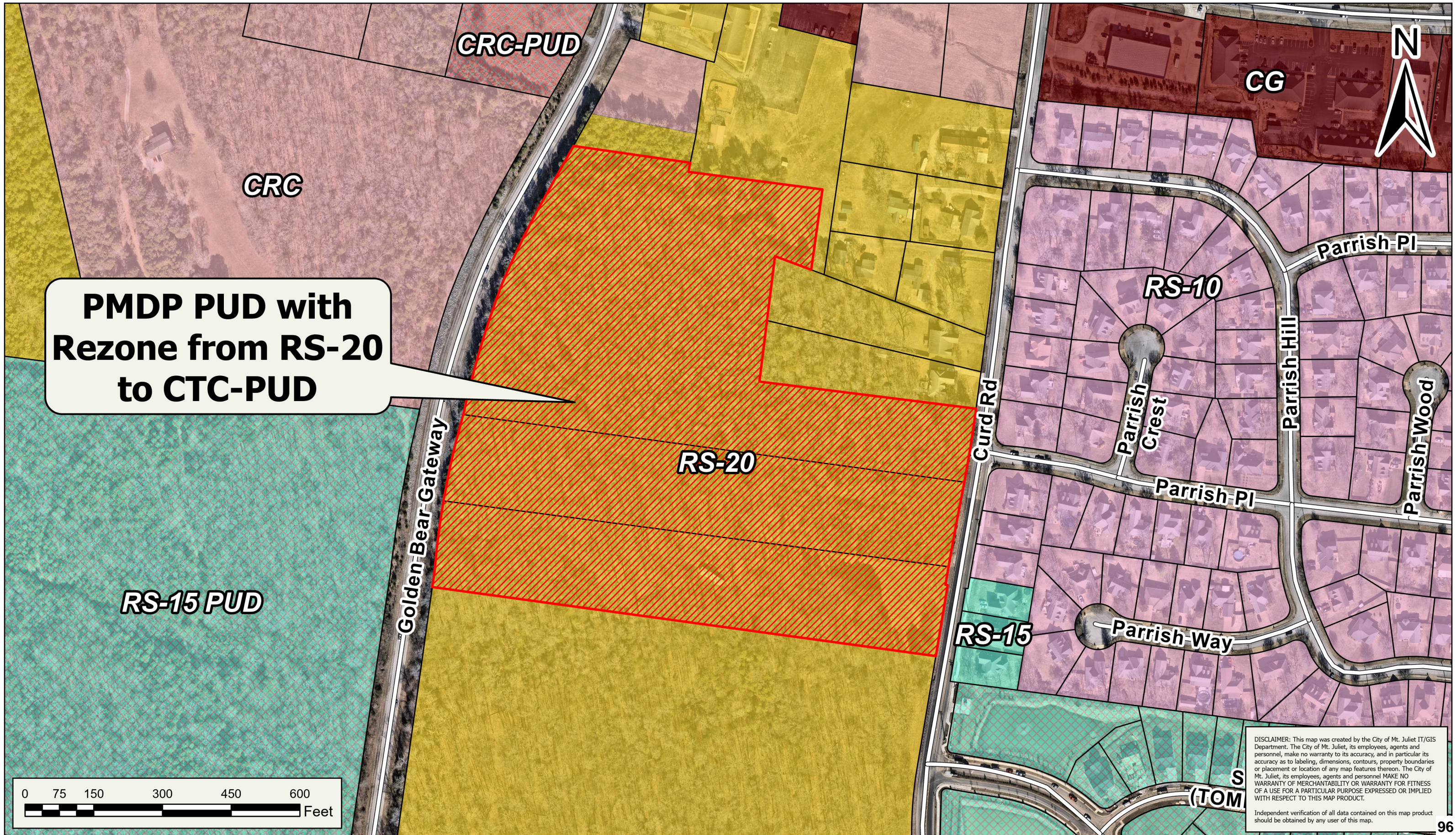
1. No Comments Received.





# Exhibit A- PMDP PUD w/ Rezone

2937 Curd Rd  
Map 054, Parcels 100.03, 100.04, and 100.05







# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

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**File #:** 1173

**Agenda Date:** 4/17/2025

**Agenda #:** 9.B.

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**Title:**

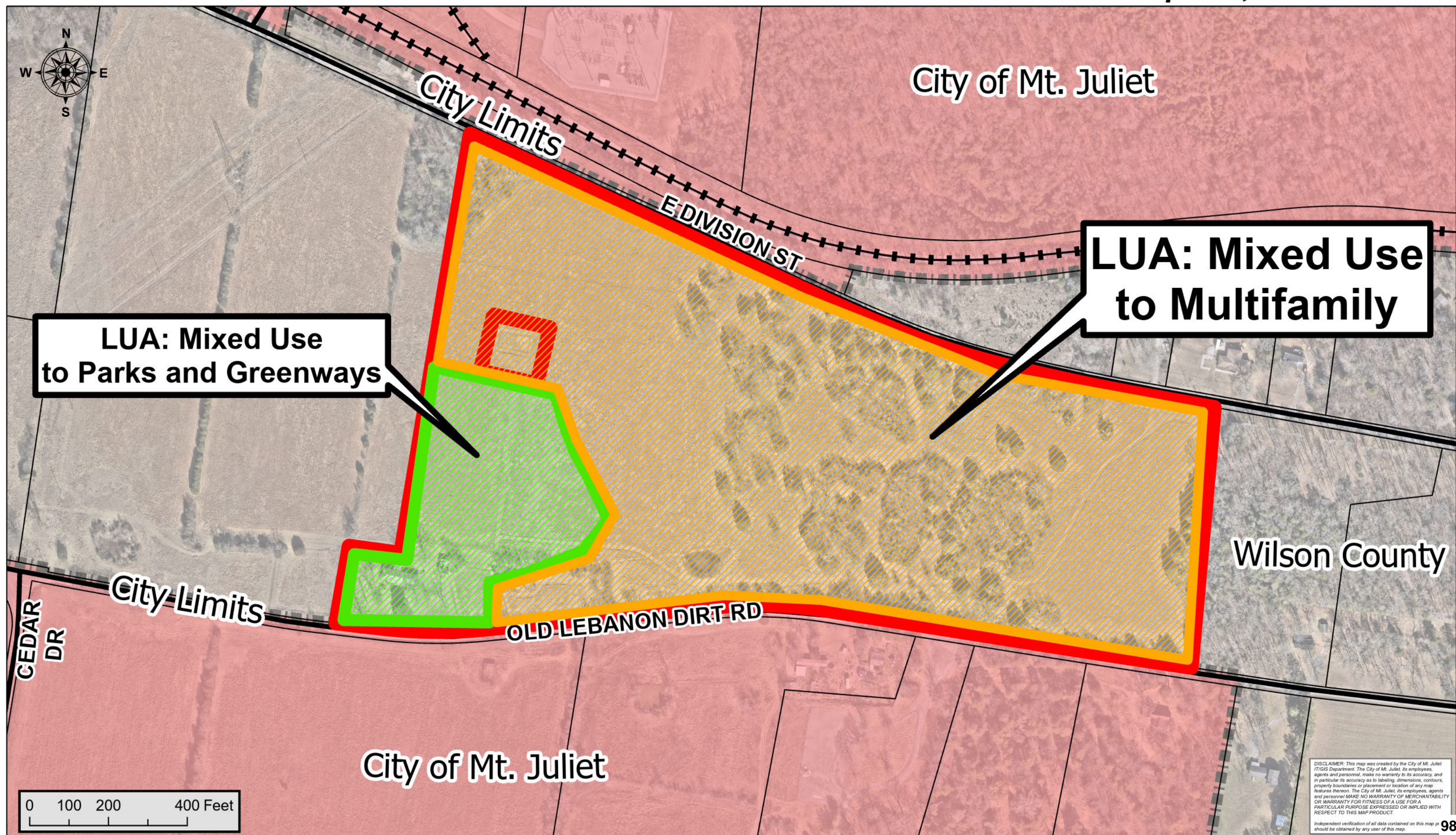
\*\*Review the Land Use Plan Amendment from Mixed-Use to Multi-Family/ Parks & Greenways for Courtyards at McFarland, located at 5025 Old Lebanon Dirt Rd.





# Exhibit A - Land Use Amendment

**Courtyard At McFarland**  
**5025 Old Lebanon Dirt Road**  
**Map 077, Parcel 001.00**







# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

---

**File #:** 1174

**Agenda Date:** 4/17/2025

**Agenda #:** 9.C.

---

**Title:**

\*\*Review the Annexation, including a Plan of Services, for Courtyards at McFarland, Located at 5025 Old Lebanon Dirt Rd.

## RESOLUTION - 2025

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE **COURTYARDS AT MCFARLAND PROPERTY, LOCATED AT 5025 OLD LEBANON DIRT ROAD** MAP 077 PARCELS 001.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY:

**WHEREAS**, Tennessee Code Annotated Section 6-51-102 an amended requires the a Plan of Services be adopted by the governing body of a city prior of passage of an annexation ordinance of any territory which may be annexed within any 12 month period; and

**WHERAS**, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of property known as Courtyards at McFarland located at 5025 Old Lebanon Dirt Road, In Wilson County, Tennessee, as described herein;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE THAT THE PROPERTY LOCATED AT 5025 OLD LEBANON DIRT ROAD, IN WILSON COUNTY, TENNESSEE IS ADOPTED.**

### **A. Police:**

1. Patrolling, radio responses to calls, and all other calls, and other routine police services, using present personnel and equipment, will be provided beginning on the effective date of annexation.

### **B. Fire:**

1. The City of Mt. Juliet will assume primary responsibility for Fire Protection with automatic and mutual aid assistance from the Wilson County Emergency Management Agency.

### **C. Water:**

1. Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

### **D. Sanitary Sewers:**

1. Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.
2. The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.



## **RESOLUTION - 2025**

### **E. Refuse Collection:**

1. Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

### **F. Public Streets:**

1. Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.
2. Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)
3. Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.
4. Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.
5. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

### **G. Schools:**

1. The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

### **H. Inspection Services:**

1. Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

### **I. Planning:**

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: RM8 & RS-40

## RESOLUTION - 2025

### J. Street Lighting

1. The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

### K. Recreation

1. Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

### L. Electrical Service

1. Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

### **NOW THEREFORE BE IT RESOLVED:**

In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the resolution.

**This resolution shall take effect on the earliest date allowed by the law.**

PASSED:

FIRST READING:

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James Maness, Mayor

ATTEST:

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Sheila S. Lockett, MMC  
City Recorder

APPROVED AS TO FORM:

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Kenny Martin, City Manager

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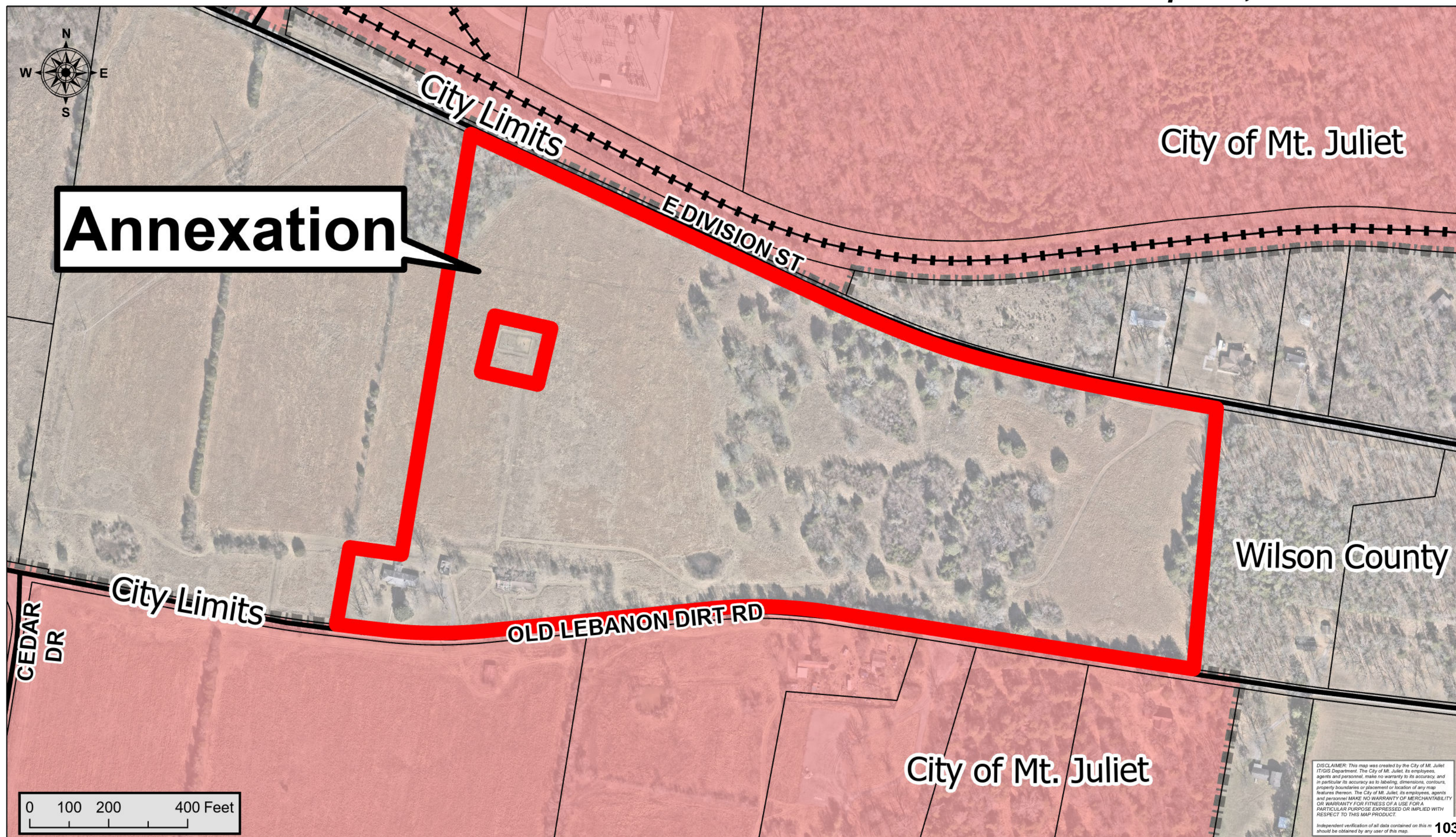
Samantha Burnett, City Attorney





# Exhibit B - Annexation

**Courtyard At McFarland**  
**5025 Old Lebanon Dirt Road**  
**Map 077, Parcel 001.00**







# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

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**File #:** 1175

**Agenda Date:** 4/17/2025

**Agenda #:** 9.D.

---

**Title:**

\*\*Review the Preliminary Master Development Plan PUD with a rezone from R-1 to RM-8 PUD & RS-40 PUD for Courtyards at McFarland, Located at 5025 Old Lebanon Dirt Rd.



## MEMORANDUM

**Date:** April 17, 2025

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

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

**Re:** Courtyards at McFarland  
Land Use Amendment, Annexation, Plan of Services  
Rezone, and Preliminary Master Development Plan PUD  
Map - 077  
Parcel(s) – 1.00

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**Request:** Ragan Smith, on behalf of their client, Epcon Communities, is seeking a Land Use Amendment, Annexation, Plan of Services, Rezone and a Preliminary Master Development PUD approval for the Multi-family age-restricted development, Courtyard at McFarland subdivision. The proposed site is located at 5025 Old Lebanon Dirt Rd., and located in District 3.

**History:** This plan has been resubmitted on several occasions with various iterations. The plan originally was originally submitted as a Commercial mixed-use PUD, which coincided with the future land use plan, and included the required 25% commercial, with an original density of 3.35 upa, along with 10 acres (27%) of open space. The most recent proposal that was received and will be detailed throughout this report has removed the commercial, and is a proposal for multi-family and a park. This change will now require a land use amendment, due to the CMU-PUD zoning classification removal.

**Overview:** The subject property consists of approximately 39.34 acres, on the Eastern Portion of Old Lebanon Dirt Road. The subject property is currently in Wilson County and is zoned R-1, and therefore will require an annexation. The zoning requested is RM-8 (multi-family) and RS-40 (park), Planned Unit Development. The proposed land use for the area is Multi-family, along with Parks and Greenways. The City's future land use for this area is designated Mixed Use. The proposal will constitute a Land Use plan amendment.

The residential portion (Area 1) of the property is 29.91 acres of which, 8.76 acres (29.28%) is shown as open space and includes 0.5 acres of an onsite cemetery that will be maintained by the HOA. Area 1, is requested to be zoned RM-8 for the Multi-family residential. Area 2, is approximately 7.09 acres, and is shown as open space. The applicant is requesting RS-40 zoning, however, this area is to be platted separately and utilized as a City Park, therefore staff does not feel that Area 2 (park land) should be included as part of the PUD.

The current proposed density of the site is 4.17 dwelling upa and a total residential unit count of 125 units on 29.91 acres. This includes 9 front-loaded single-family homes, 37 alley loaded single

family homes, and 79 alley loaded townhomes. The estimated population at build out will be 213 residents.

The City's land use plan currently identifies the property as Mixed use and the applicant is requesting a land use plan amendment for Multi-family, along with Parks and Greenways. This request does not align with the future land use map, therefore a land use amendment is required. A summary of the request is provided below:

<i><b>REQUEST</b></i>	<i><b>Land Use Map</b></i>	<i><b>Requested Classification</b></i>	<i><b>Current Zoning</b></i>	<i><b>Requested Zoning</b></i>
<i>Land Use Amendment, Annexation, POS &amp; PMDP-PUD, Rezone</i>	<i>Mixed Use</i>	<i>Multi-Family &amp; Parks/Greenways</i>	<i>Wilson County R-1</i>	<i>RM-8 (Residential portion) &amp; RS-40 (Parks/Greenways portion).</i>

**Future Land Use:** There is a request to change the Future land use from Mixed use to Multi-family along with Parks and Greenways. The requested classification does not adhere to the Future land use designations, therefore Staff is unable to support this request.

**Zoning:** The zoning is R-1 in Wilson County. The applicant is seeking RM-8 for the residential portion, and RS-40 for the Parks and Greenways area. They are also requesting annexation.

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

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

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

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

### Preliminary Master Development Plan:

**Overview:** The subject site is located on the East side of Old Lebanon Dirt Road and is presently undeveloped farm land. The proposal includes one parcel, of which is to include 125 proposed residential units, consisting of 46 single family residential units, and 79 townhome units.

The development timeline shows Phase 1 construction to begin May 2026, with Phase 2 to follow in Nov. 2026, with anticipated completion by May 2027. This development is proposed for 39.34 acres. There will be 2.34 acres for ROW dedication for the future road widening. This project will comprise of approximately 29.91 acres to be utilized for an age restricted (55+) residential development, of which 8.76 acres (including 0.50 acre cemetery) are shown as open space. The remainder of the site, 7.09 acres (27%) to be built out as a park, and intended to dedicate to the City.

**5-103, Bulk Standards:** The total number of residential units is 125. The overall residential density is 4.17 units per acre, with an estimated population at buildout of 213. The maximum density allowed for RM-8 zoning is 7.9 upa. The minimum lot area proposed, is 2,975 sf for townhomes and 5,400 sf for single family. A bulk standard waiver of 5-103.a, is sought to reduce the minimum lot area, lot width and yard requirements for the single family and townhomes. To be noted, the intent of the residential units is to have shared courtyards open to all residents, with passive backyards. Under provision, 8-270.3.4, it states that under residential PUD's, where lots are required to be a minimum of 10,000 sf and average of 15,000 sf, that this regulation does not apply to active adult/senior lifestyle 55+ communities, of which this project is being proposed.

Summary of the proposed residential uses with a total count of 125 units:

Front loaded single family: 9 units  
Alley loaded single family: 37 units  
Alley loaded townhomes: 79 units

#### **5-104.3a - Required Setbacks per RM-8 standards:**

Front: 20'  
Side: 8'  
Rear: 20'

#### **Proposed Setbacks for RM-8 (waiver request to be included):**

Front loaded Single fam.:	Alley Loaded Single Fam.:	Alley Loaded Townhomes:
Front: 30' min	Front: 10' min	Front: 10' min
Side: 5'	Side: 5' min	Side: 0' min
Rear: 17'	Rear: 17' min	Rear: 5' min
		Building Separation: 20' min

**5-104.3.a – Required Lot width per RM-8 standards:**

Min. Lot width required 100’.

Proposed lot width (waiver request to be included):

Single Family:	Townhome:
53’ at Building Setback	32’ at Building Setback

**5-104.3.a – Required Lot area per RM-8 standards:**

Min. lot area required per base RM-8 zone – 10,000 square feet

Proposed lot area (waiver request to be included):

Single Family:	Townhome:
5,400 sf	2,975 sf

**9-103.2 Required Parking:**

One and two family detached require : (2) spaces per dwelling unit – **92 required**

Multi-family require: (1 ½) spaces for one bedroom, (2) spaces for two or more bedrooms. – **158 required**

Park area: (10) per acre – **14 required**

**Total Required: 264 spaces**

Proposed parking (478 spaces combined) :

Garage: 250 spaces (2 per unit)

On Street: 185 spaces

Park Area: 15 + 2 ADA spaces

Amenity: 26 spaces

*(HOA restrictions will not allow driveway parking)*

Open Space/Amenities: The applicant has shown 8.76 acres (29.28% of residential RM-8 lot) as open space. The scope of open space improvements are shown as passive public parkland with a walking trail, and an HOA maintained cemetery. The amenities as shown, are to include a private amenity center, pickle ball court, pool and a pavilion with a walking path around the Eastern portion of the property.

Pedestrian/Vehicle Connections: Vehicular connections are provided via an access point (Road A0 to the North on E. Division Street, three access points along Old Lebanon Dirt Road, of which one is strictly for the park land and does not connect internally to the development. Pedestrian connections are shown on this PMDP and further refinement will occur at FMDP plan review. A single sidewalk connection to the park land is shown on Southwest Portion of the parcel.

Bicycle parking is not provided per code requirements, but to be shown at FMDP submittal. Wheel stops are not shown, and are not allowed. Further parking review and refinement will occur upon subsequent submittals.



5-104.1 and 4-114 (Sub-regs) Development Standards for Multi-Family Development: Approximately 8.76 acres or 29.28% of the site is devoted to passive open space. Improvements are to include a minimum 2,000 sf clubhouse, pickleball courts, minimum 800 sf pool, and walking paths. Staff requests that the retention pond and existing cemetery be removed from the list of improved opens space items. At least 10% improved open space shall be maintained.

Several waivers, listed below, are sought from the requirements of this section of code. All applicable regulations which do not receive a waiver will apply at final master development plan/site plan submittal, including those found in zoning regulations section 5-104 and subdivision regulations section 4-114.

Landscaping: The site will require landscape buffers. Enhanced landscape has been requested along E. Division and Old Lebanon Dirt Road. Notes provided indicate they will be in open space and be the responsibility of the HOA. Notes are provided which indicate as many trees as possible will be saved, and a tree preservation plan will be requested. A full landscape plan will be required at FMDP/site plan submittal and reviewed for code compliance at that time.

Other: All wet retention ponds shall include lighted fountains and include enhanced landscaping. The mail kiosk notes show it will be covered and lit. Notes and details indicate fencing will be low maintenance and decorative, and will be the responsibility of the HOA. Site lighting will be reviewed at site plan submittal. Staff requests additional details, such as bike rack, decorative trash receptacles, and dumpster location for the amenity center to be provided at Site plan/FMDP submittal.

**Waivers -The following are requested:**

1. **5-103.a** – Bulk regulations for RM 8 zoning (Residential component). A waiver is requested to reduce the minimum lot area, lot width and yard requirements for the residential homes and townhomes within the development to those shown on the site data table. The request is due to the shared side courtyards of the home, the inclusion of townhomes, pedestrian friendly streetscape and reduced driveway lengths to not allow parking. **STAFF SUPPORTS**

**a. Minimum lot area requirement : 10,000 sf.**

Minimum lot area provided-

Townhomes 2,975 sf., Single Family 5,400 sf. with average lot area of entire development at 4,547 sf.

(8-207.3.4 – *Minimum lot sizes, does not apply to active adult/senior lifestyle 55+ communities.*) **Waiver not required, however, STAFF SUPPORTS DUE TO AGE RESTRICTED DEVELOPMENT.**

**b. Minimum lot width required : 100'**

Minimum lot width provided: Townhomes, 32' and Single Family 53' at building setback. **STAFF SUPPORTS DUE TO AGE RESTRICTED DEVELOPMENT.**

c. Minimum setbacks for RM-8 base zoning: 30' Front, 10' Side and 20' Rear

Minimum setbacks provided:

Front loaded single family- 30' front, 5' side, 17' rear

Alley loaded single family- 10' front, 5' side, 17' rear

Alley loaded townhomes- 10' front, 0' side, 5 rear with 20' building separation.

**STAFF SUPPORTS, EXCEPT 5' SETBACKS FOR FRONT AND ALLEY LOADED. PROVIDE 7' IN LIEU.**

2. A waiver is requested to the standard roadway cross sections outlined in the subdivision regulations roadway dimensions

- a. Public road "C" - (5' walk, 5' grass strip, 2.5' curb and gutter, 12' lanes, 0.5' clear behind walk within ROW) 50' ROW
- b. Public road "B" - (7' walk, 8' parallel parking zone or 5.5' grass strip with 2.5' curb and gutter at islands, 12' lanes) 50' ROW. 0.5' clear behind walk within ROW.
- c. Private alleys (0.5' post curb, 11' lanes)
- d. Private one way drives (0.5' post curb, 8' parking zone, 15' lane)
- e. 6.5' sidewalk on one side (7' walking surface inclusive of curb)

**PUBLIC WORKS TO DETERMINE.**

3. A waiver is requested to allow driveways on Road "A" (Access street).

**PUBLIC WORKS TO DETERMINE.**

4. A waiver is requested to the residential supplemental regulations on architecture for all residential facades and the clubhouse. Minimum of 65% would be required to be brick/stone and up to 35% per side may be hardie/fiber cement, stucco or other cementitious material for the residential structures. A minimum of 75% brick/stone would be required on the clubhouse with up to 25% hardie/fiber cement, stucco or other cementitious material. Vinyl or metal siding is not permitted on any façade, and the recreation structures are intended to comply with the 100% brick/stone regulations. **STAFF SUPPORTS PROVIDED THE FOLLOWING:**

- a. No two house plans and elevations shall be situated and built next to one another,
- b. No two house plans and elevations shall be situated and built across the street from one another.
- c. High visibility lots shall have 100% brick/stone.
- d. High visibility lots shall not have blank end facing the street side and shall
- e. include architectural features such as optional window packages and or fireplaces.
- f. The use of vinyl shall be prohibited.
- g. Garage doors shall be carriage style.
- h. Identify secondary material.

4. A waiver is requested to the residential supplemental regulations on architecture to allow front loaded garages without a 2' column between garage doors due to the aging demographic of this neighborhood and potential decreased motor skills/vision quality.

**STAFF SUPPORTS DUE TO AGE RESTRICTED DEVELOPMENT.**

5. A waiver is requested to allow private streets. These private streets provide front door parking for the alley loaded units that front Old Lebanon Dirt Road and Division Street.

**PUBLIC WORKS TO DETERMINE.**

**Summary:** This development will 125 age restricted residential units (Estimated population of 213) to sit between E. Division Street and Old Lebanon Dirt Road. This property does not meet the Future Land Use map, and will require both a Land Use Map amendment for the multi-family and parks/greenway uses, along with an annexation. The waivers listed above are subject to Planning Commission and Board of Commissioners approval.

**Recommendation:** Staff does not support the Land Use Map amendment as submitted, as it does not follow the Future Land Use Map. Should the Planning Commission make a positive recommendation to the Board of Commissioners for the Land Use Map Amendment, Annexation, Plan of Services, and the Preliminary Master Development Plan PUD Rezone for the Courtyard at McFarland on Old Lebanon Dirt Road, please include the following conditions:

Planning and Zoning:

1. Consider renaming the development as this could cause confusion with the immediate development to the South, McFarland Farms, for Emergency Services.
2. The amenities shall be approved via a separate site plan application to the Planning Department. Amenities shall be completed by 75<sup>th</sup> Certificate of Occupancy.
3. All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers and variances approved by the Planning Commission.
4. All bulk standards 5-103a, shall be adhered to excepting any waivers granted.
5. The 5-104.7 multi-family residential zoning regulations shall be adhered to, excepting any waivers and variances approved by the Planning Commission.
6. All requirements of 4-114 A shall be adhered to, excepting any waivers and variances approved by the Planning Commission.
7. All wall mounted utility equipment shall be painted to match the facades.
8. Screen residential HVAC units with landscaping and specify their location on the Final Master Development plan submittal.
9. All building mounted exterior lighting fixtures, shall be decorative.
10. Mail kiosks shall be covered and well lit. Mail retrieval areas shall not count towards improved open space.
11. Brick shall be clay, baked and individually laid.
12. Stone shall be individually laid.
13. Provide decorative street lighting throughout, also provide street light typical at Final Master Development plan. Maintenance and fees shall be the responsibility of the HOA.
14. Ensure light bleed from the amenity center and external activities do not negatively impact the residential lots nearby. Provide full photometric plan at FMDP.
15. The amenity center shall be completed by the issuance of the 75th Certificate of Occupancy.
16. Provide farm style fencing along both the Old Lebanon Dirt Road, and East Division property lines to enhance the street scape. Fencing shall be decorative, low maintenance.
17. Provide enhanced landscaping around the wet-pond.
18. Provide a lighted fountain for the wet-pond.

19. Preserve as many trees as possible, especially around perimeter. Provide a tree preservation plan with FMDP submittal.
20. Existing trees can be utilized for perimeter buffer, should they meet the code as such. Supplemental plantings will likely be required.
21. Update the total acreage provided for the R.O.W dedication with the FMDP submittal, if the amount varies from PMDP submittal.
22. Provide decorative low maintenance fencing and enhanced landscaping around the perimeter of the cemetery. Provide note, that the cemetery will be maintained by the HOA. Provide details at FMDP submittal.
23. A complete landscape plan will be required at FMDP Submittal.
24. Provide formalized location of trail routing at FMDP Submittal.
25. Provide formalized elevations to include all materials and percentages at FMDP.
26. Explain how individual ownership of the townhome units will be accomplished.
27. No one owner shall own more than two units in the development.
28. Please provide information within the deeds and covenants, keeping this development age restricted in perpetuity.
29. Provide information within the deeds and covenants, if the Park land (7.09 acres) is to be deeded to the City, and will not be part of this developments amenities.
30. Signage to be reviewed via separate application to the Planning Department.

#### Engineering:

1. The following variances or waivers are being requested:
  - [Sub. 4-103.3] to allow private streets: SUPPORTED
  - [Sub. 4-104.405] to allow stub an access street to an adjacent property: SUPPORTED
  - [Zoning 5-104.4 (10)] to allow front loading lots on an access street: SUPPORTED only on one side of the street. The current plan shows two additional lots on the other side of the street. Staff could support this as long as the driveways align with the properties across the street.
  - [ST-121] Waiver to allow the proposed 54' right-of-way cross section on Road B: SUPPORTED only if the landscaping plans do not include plantings along the back of sidewalk.
2. If wet ponds are used, aeration shall be provided.
3. 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.
4. All sewer shall be public (minus laterals) and be within a 20' (minimum) easement.
5. Public sewer will not be allowed in private alleys.
6. No onsite grinder systems or step systems will be allowed for this development.
7. In lieu of the required sidewalk within the Division Street ROW, staff requests an 8' private trail within an access easement on the HOA open space along the site.
8. Internal sidewalks must connect. Sidewalk access must be provided continuously from all residences to the amenities.

9. Traffic calming such as offset speed tables or chicanes shall be provided on Road A. The traffic calming devices and locations shall be finalized at FMDP. At least two sets of calming devices will be needed.
10. Staff requests that the open space just south of the ROW dedication on East Division Street be labeled as a PUDA and slope easement in preparation for the City's project of the widening of East Division Street. Continued coordination shall take place as the project progresses.
11. The intersection of E. Division Street and Road A occurs in the County-owned section of road. This development shall provide written approval and approved plans from the Wilson County Road Commission at construction drawings.
12. Choke points or bulb outs shall be provided on the one-way roads between the buildings to provide traffic calming. These shall be spaced like the bulb outs provided on Road B.
13. The one-way streets shall include curb and gutter on one side with post curb on the other. The road shall slope down to the gutter at a slope on 2%. The sidewalk on the one-way streets shall be 7' wide to allow continuous pedestrian access with vehicle intrusions such as open doors.
14. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
15. The on-street bump outs shall not include tall landscaping such as shrubs that may block sight-distance.
16. A letter from West Wilson Utility District with their approval of the project shall be provided to Engineering prior to the issuance of the Land Disturbance Permit.
17. All right-of-way cross sections shall include a minimum 0.5' buffer between the back of sidewalk and the right-of-way line.
18. All alleys and one-way streets will be private.
19. No parking shall be provided on the alleys.
20. Sidewalks abutting parking shall be at least 7' wide.
21. All driveways and roads shall comply with TDOT's Highway Systems Access Manual.
22. All pedestrian facilities shall comply with ADA and PROWAG standards.
23. Adequate sight distance shall be provided at all intersections. Sight distance profiles shall be provided at FMDP.
24. Add the date of initial submittal to the revision block and update for all future submittals.
25. EPSC measures shall not be installed in the buffer.

Fire Marshall:

1. Work with staff to provide Fire Lane no parking signs on the streets.

West Wilson Utility District:

1. Water lines shown are not WWUD's design.
2. Roadway improvements will probably result in water line relocations.

Wilson County Schools:

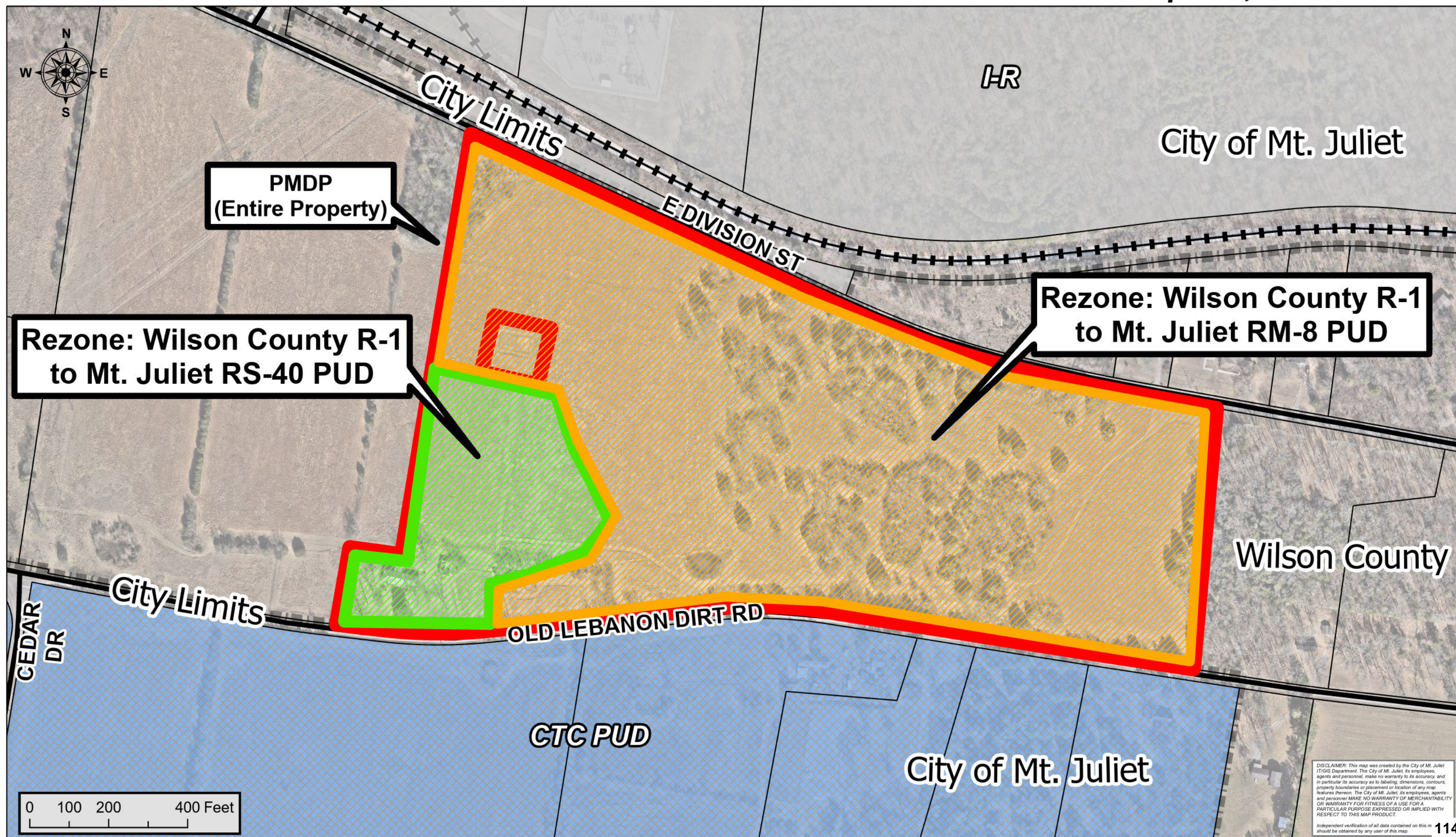
1. No Comments Provided.





# Exhibit C - PMDP/PUD & Rezone

**Courtyard At McFarland**  
**5025 Old Lebanon Dirt Road**  
**Map 077, Parcel 001.00**







# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

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**File #:** 1167  
10.A.

**Agenda Date:** 4/17/2025

**Agenda #:**

---

**Title:**

Discuss Amending Mass Grading in the Subdivision Regs.



# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

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**File #:** 1181  
11.A.

**Agenda Date:** 4/17/2025

**Agenda #:**

---

**Title:**

Election of a Chairperson.





# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

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**File #:** 1182  
11.B.

**Agenda Date:** 4/17/2025

**Agenda #:**

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**Title:**

Election of a Vice Chairperson.



# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

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**File #:** 1183  
11.C.

**Agenda Date:** 4/17/2025

**Agenda #:**

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**Title:**

Review the Mt. Juliet Regional Planning Commission Bylaws.