



MEMORANDUM

Date: December 19, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Golden Bear Place
Final Plat
Map - 078
Parcel(s) – 71.01

Request: CSDG, on behalf of their client, Golden Bear MJ LLC., requests a final plat approval for eight lots in the Golden Bear Place PUD on Beckwith Road in District 3.

Analysis: The property originally received PMDP approval in 2017 as Beckwith Interchange Park PUD, with CI and CRC base zoning. The PUD was substantially amended in 2022 to include RM-16, CMU and IR base zonings as well, as the most recent PUD amendment (Ordinance 24-52), passed by the BOC on 11/25/24. A future land use map amendment was approved in January 2024 (Ordinance 24-03). A preliminary plat for the entire site was originally approved by the Planning Commission in February 2024. There is an amended preliminary plat on this agenda as well, as this final plat that has been revised to reflect the most recent PUD amendment (24-52) as previously noted.

Nine lots are part of the entire subdivision, encompassing 83.25 acres with various base zoning districts. Below is a summary of lot area and base zoning.

Lot 1: 3.34 acres, CRC-PUD
Lot 2: 2.64 acres, CRC-PUD
Lot 4: 0.86 acres, IR-PUD
Lot 5: 8.81 acres, IR-PUD
Lot 6: 36.65 acres, IR-PUD
Lot 7: 2.27 acres, CMU-PUD
Lot 8: 18.00 acres, RM-16-PUD
Lot 9: 5.85 acres, CMU-PUD

The plat includes numerous easements for shared vehicular access, utilities and trails. Building setbacks are correctly identified for except for Lot 6. This final plat will also establish Right-of-way for Beckwith Road and Golden Bear Place. Lot 3 was removed from the PUD and plat.

Summary: Site Plans have been approved previously for lots 5 & 6. Lot 3 was removed from this PUD & plat, and a separate individual site plan will be submitted accordingly. This final plat has been revised to adhere to the PMDP PUD, recently passed by Ordinance 24-52.

Recommendation: Staff recommends approval of the final plat for Golden Bear Place, subject to the conditions of approval below, to be addressed before recording of the final plat.

Planning and Zoning:

1. Correct the front setback for Lot 6.
2. Label the width of the trail easement.
3. Provide an address for each lot.
4. Correct the adjacent zoning labels where Wilson County and Lebanon City are adjacent to the site.
5. Correct the parcel number and zoning for the Mid Tenn Powersports Property, it is parcel 14.00 and zoned CI-PUD.
6. Correct the zoning of parcel 010.16 (LP Landholdings), it is CI, not CI-PUD.
7. Correct the parcel number and zoning for 4591 Beckwith (Unique Development) it is parcel 018.00, zoned CI, not IR-PUD.
8. Identify landscape buffers where adjacent zoning requires them, CMU adjacent to Wilson Co. R-1 (D buffer section), CMU and RM-16 adjacent to Lebanon City (C and D buffers respectively) and RM-16 adjacent to CI-PUD (D buffer section).
9. All PMDP-PUD requirements shall be adhered to (ordinance 24-52).
10. Revise language on the plat regarding the number of lots, there are eight.
11. Revise lot numbers to address the removal of lot 3.

Public Works:

1. Ensure all plat certificates match verbiage from the Land Development Code. Signing of the final plat can be delayed and final plat returned to applicant for revision if verbiage does not match the Code.
2. Revise Note #1 as there are not 9 lots bring platted.
3. All references to the City shall be spelled Mt. Juliet instead of Mount Juliet.
4. Show revised cross access easement from Lot 6 to the proposed Beckwith Business Park.
5. For Lot 9, show entire original Mateo Hotels parcel that is being subdivided.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

2. Water lines shown are not WWUD's design.
3. WWUD cannot review this until WWUD designs the water lines.