



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 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: Floyd, and Commissioner 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: Floyd, and Commissioner 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: Floyd, and Commissioner 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: Floyd, and Commissioner 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: Floyd, and Commissioner 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: Floyd, and Commissioner 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, Floyd, and Commissioner 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.** AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING SECTION 5-104.4, DEVELOPMENT STANDARDS FOR SINGLE FAMILY RESIDENTIAL, TO INCLUDE A REQUIREMENT FOR STREET LIGHTING IN SINGLE FAMILY RESIDENTIAL SUBDIVISIONS

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

RESULT: **POSITIVE RECOMMENDATION

MOVER: Larry Searcy

SECONDER: Luke Winchester

Enactment No: 2025-24

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: Floyd, and Commissioner 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. AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 615 RUTLAND DRIVE, APPROXIMATELY 5 ACRES, MAP 078, PARCEL 010.07 FROM RS-40 TO CMU**

This Ordinance was deferred.to the Planning Commission

RESULT: DEFERRED

Enactment No: 2025-36

10. Preliminary Master Development Plan

10.A. AN ORDINANCE TO REZONE APPROXIMATELY 403.44 ACRES OF PROPERTY OFF OF BECKWITH ROAD, LEBANON ROAD AND BASS LANE, MAP 055, PARCELS 070.02, 070.03, 092.00, 092.04, 102.00 FROM WILSON COUNTY R-1 TO RS-40 AND CNS PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR MIRA BELLA SUBDIVISION

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 be 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

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- 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: Floyd, and Commissioner Armistead

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

11.A. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY LOCATED AT 6235 CENTRAL PIKE, MAP 076, PARCEL 053.00 FROM MIXED USE TO MULTI-FAMILY 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

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- 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
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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: **POSITIVE RECOMMENDATION

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: Floyd, and Commissioner Armistead
Enactment No: 2025-33

11.B. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 15.08 ACRES, PROPERTY LOCATED AT 6235 CENTRAL PIKE, MAP 076, PARCEL 053.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

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: **POSITIVE RECOMMENDATION

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: Floyd, and Commissioner Armistead
Enactment No: 2025-32

11.C. AN ORDINANCE TO REZONE APPROXIMATELY 34.14 ACRES OF PROPERTY AT 6235 CENTRAL PIKE, MAP 076, PARCEL 053.00, AND MAP 097, PARCEL 013.00 FROM WILSON COUNTY R-1 AND MT JULIET RS-40 TO RM-16 PUD AND RS-30 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN

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: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Art Giles

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

Absent: Floyd, and Commissioner Armistead
Enactment No: 2025-34

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 and Zoning:

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

Public Works:

1. No comments.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

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

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, and Commissioner Bulmon

Absent: Floyd, and Commissioner Armistead

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: Floyd, and Commissioner 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.**

Luke Winchester, Chairperson

Kenny Howell, Planning Commission Secretary