



Mt. Juliet, Tennessee

Planning Commission

Agenda - Final

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

Thursday, March 20, 2025

6:30 PM

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

- 1. Call to Order**
- 2. Set Agenda**
- 3. Staff Reports**
- 4. Citizen's Comments**
- 5. Minutes Approval**
 - 5.A.** Review the Minutes from the February 20, 2025 Mt. Juliet Planning Commission meeting.
- 6. Consent Agenda**
 - 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.
 - 6.D.** Review the Final Plat for Tomlinson Pointe Ph. 3A located off Curd Road.
 - 6.E.** Review the Final Plat Nichols Vale Ph. 9 Sec. 1 located off Young Drive.
 - 6.F.** Review the Final Plat for Greenhill Estates located off S. Greenhill Road.
 - 6.G.** Review the Final Plat for the Chrisman Property located at Lebanon Road and Karen Drive.
 - 6.H.** Review the Mass Grading Plan for Elliott Reserve located at 12440 and 12582 Lebanon Road.

- 6.I. Review the Preliminary Plat for Elliott Reserve located at 12440 and 12582 Lebanon Road.
- 6.J. Review the Final Master Development Plan for Golden Bear Senior Living located at 4515 Beckwith Road.
- 6.K. Review the Final Master Development Plan Amendment for Bradshaw Farms for the Woodridge Sidewalk project.
- 6.L. **Review the Zoning Ordinance Amendment requiring streetlights in single family residential developments.
- 7. **Site Plans**
 - 7.A. Review the Site Plan for Providence Commons Phase 2 located off S. Mt. Juliet Road.
- 8. **Final Plat**
 - 8.A. Review the Final Plat for the property located at 615 Rutland Drive.
- 9. **Rezone**
 - 9.A. Review the Rezone request for 615 Rutland Drive from RS-40 to CMU.
- 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.
- 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
 - 11.B. **Review the Annexation request for Tillman Place, located at 6235 Central Pike.
 - 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.
- 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

File #: 1136

Agenda Date: 3/20/2025

Agenda #: 5.A.

Title:

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



Mt. Juliet, Tennessee
Thursday, February 20, 2025 6:30 PM
Planning Commission
Meeting Minutes - Draft

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

Members: Luke Winchester, Rebecca Christenson, Ted Floyd, Art Giles, David Rast, Larry Searcy, Nathan Bulmon, Preston George, Linda Armistead

Resources: Jon Baughman, City Planner, Jill Johnson, Planner I, Shane Shamanur, Director of Engineering, Samantha Burnett - City Attorney

Note

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

1. Call to Order

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

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

2. Set Agenda

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

3. Staff Reports

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

4. Citizen's Comments

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

5. Minutes Approval

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

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

RESULT: APPROVED

MOVER: David Rast

SECONDER: Larry Searcy

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

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

6. Consent Agenda

Staff reviewed their reports and answered questions from the commission. Chairman Winchester closed the Planning Commission meeting and opened a public hearing. There were no citizen comments. Chairman Winchester closed the public hearing and reopened the Planning Commission Meeting.

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

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

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Art Giles

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

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

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

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Art Giles

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

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

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

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Art Giles

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

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

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

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Art Giles

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

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

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

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

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Art Giles

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

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

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

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

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Art Giles

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

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

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

Planning and Zoning:

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

Public Works:

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

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

Wilson County Schools:

1. No Comments Received

West Wilson Utility District:

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

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Preston George

SECONDER: Art Giles

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

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

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

Planning and Zoning:

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

Public Works:

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

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

Wilson County Schools:

1. No Comments Received

West Wilson Utility District:

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

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Preston George

SECONDER: Art Giles

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

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

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

Planning and Zoning:

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

Public Works:

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

Wilson County Schools:

1. No Comments Received

West Wilson Utility District:

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

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Preston George

SECONDER: Art Giles

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

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

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

Planning and Zoning:

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

Public Works:

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

4. Per the conditions of the preliminary plat approval, each lot shall pay \$2,000 per acre at the time of land disturbance permit until \$125,000 is reached for the installation of high-mast LED lighting at the I-40 interchange.
5. A letter of approval from West Wilson Utility District will be needed prior to construction plan approvals are issued from Public Works.
6. Landscaping plans shall be approved prior to the approval of the construction plans.
7. Pre-treatment will be further reviewed at construction plan review.
8. Sewer availability has been requested.
9. Stormwater Coordinator: 100-year peak flow event requirement as well as TN Rule 400-10-.04 apply at construction plans.
10. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

Wilson County Schools:

1. No Comments Received

West Wilson Utility District:

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

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Preston George

SECONDER: Art Giles

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

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

6. Preliminary Plat

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

Planning and Zoning:

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

Public Works:

1. No comments.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

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

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Preston George

SECONDER: David Rast

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

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

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

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

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

Planning and Zoning:

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

Public Works:

1. No comments.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

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

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

RESULT: DEFERRED

6. Zoning Ordinance Amendment

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

Staff reviewed their reports and answered questions from the commission.

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

the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Luke Winchester

SECONDER: Larry Searcy

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

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

7. Land Use Plan Amendment, Annexation, PMDP PUD

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

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

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

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

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

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

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

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

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

RESULT: NEGATIVE RECOMMENDATION

MOVER: Preston George

SECONDER: David Rast

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

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

Abstain: Chairperson Winchester

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

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

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

RESULT: DEFERRED INDEFINITELY

MOVER: Luke Winchester

SECONDER: David Rast

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

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

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

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

RESULT: DEFERRED INDEFINITELY

MOVER: Luke Winchester

SECONDER: David Rast

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

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

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

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

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

Bryan Risner 361 Bass Lane spoke out against the project.

Clarence Head 200 Maple Way spoke out against the project.

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

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

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

RESULT: **POSITIVE RECOMMENDATION

MOVER: Art Giles

SECONDER: Preston George

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

Nay: Commissioner Searcy

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

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

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

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

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

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

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

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

Jeff Brown, 203 W Chandler Ct. praised Preston George's comments.

Chairman Winchester closed the public hearing and reopened the planning commission meeting.

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

RESULT: **NEGATIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Larry Searcy

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

Nay: Chairperson Winchester

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

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

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

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

RESULT: DEFERRED

8. Final Master Development Plan

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

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

Amit Patel, 210 Laycrest Dr. requested a deferral.

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

RESULT: DEFERRED

Zoning Ordinance Amendment

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

Commissioner Giles requested a 1 month deferral

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

RESULT: DEFERRED

6. Land Use Plan Amendment, PMDP PUD

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

Staff reviewed their reports and answered questions from the commission.

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

RESULT: **POSITIVE RECOMMENDATION

MOVER: Art Giles

SECONDER: Larry Searcy

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

Nay: Commissioner George

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

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

Staff reviewed their reports and answered questions from the Commission

Joe Haddix, 2305 Kline Ave. represented the project.

Planning and Zoning:

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

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

Public Works:

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

location of such crossing shall be determined at FMDP.

- c. Restripe the existing crosswalks at the intersection of Pleasant Grove Road and Old Pleasant Grove Road.

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

Wilson County Schools:

1. No Comments Received

West Wilson Utility District:

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

There is a label that says 10' water line easement. The actual easement shall be 10' on each side of the centerline of the water line.

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

RESULT: **POSITIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Luke Winchester

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

Nay: Commissioner George

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

9. Adjourn

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

RESULT: APPROVED

MOVER: Luke Winchester

SECONDER: Preston George

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

Absent: Commissioner Christenson, Commissioner Armistead, and Commissioner Floyd

****Indicates item is recommended to the Board of Commissioners. All final design layouts, conditions of approval and final approval will be voted on by the Board of Commissioners at a later date. The public is welcome and invited to attend.**

Luke Winchester, Chairperson

Tyler Gutierrez, Planning Commission Secretary



Mt. Juliet, Tennessee

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

Staff Report

File #: 1113

Agenda Date: 3/20/2025

Agenda #: 6.A.

Title:

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



Mt. Juliet, Tennessee

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

Staff Report

File #: 1114

Agenda Date: 3/20/2025

Agenda #: 6.B.

Title:

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



Mt. Juliet, Tennessee

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

Staff Report

File #: 1117

Agenda Date: 3/20/2025

Agenda #: 6.C.

Title:

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



MEMORANDUM

Date: March 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Willow Landing Ph. 4
Final Plat
Map - 048
Parcel(s) – 005.00

Request: Wilson and Associates, on behalf of their client Willow Landing, LLC, requests final plat approval for 15 single family residential lots, in Phase 4 of the Willow Landing subdivision in Wilson County.

History: The property, previously known as Stonehaven, is located on Mays Chapel Road and is zoned Wilson County R-1 cluster. The area is located outside the City limits and most of the property is located within our urban growth boundary, and subject to the City's subdivision regulations. This subdivision was approved by the Wilson County Planning Commission via sketch plat on March 16, 2018. The development proposes four phases with 174 total lots, 15 of which are included in this particular phase.

Subdivision Regulations: As this subdivision is within the City's urban growth boundary it must comply with City subdivision regulations including sidewalks on both sides of the street, lot frontage of 50', 35' for cul-de-sacs and road construction standards. The Planning Commission granted a requested variance by the developer of the required sidewalks along the internal and existing streets, along with the required sidewalk previously requested along Mays Chapel Road.

Summary: This Wilson County subdivision is located primarily within the City's UGB and subject to Wilson Co. approval also. The applicant has worked with staff to address other concerns. Other comments from City staff have been addressed excepting any found in the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Willow Landing, Phase 4, in Wilson County, subject to the conditions below:

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.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1118

Agenda Date: 3/20/2025

Agenda #: 6.D.

Title:

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



MEMORANDUM

Date: March 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Tomlinson Pointe Ph. 3A
Final Plat
Map - 054
Parcel(s) – 73.00, 81.00

Request: Wilson and Associates, on behalf of their client Toll Southeast LP Company Inc, requests final plat approval for Phase 3A of the Tomlinson Pointe subdivision, formerly known as the Curd Road Subdivision, consisting of 43 single family lots, r-o-w and 1 open space, in District 1.

History: This subdivision is located south of Lebanon Road, between Curd Road and Beckwith Road and is zoned RS-15 PUD and includes 88.88 acres in its entirety. A preliminary master development plan and rezoning (ord. 21-45) was approved by the Board of Commissioners in September 2021 and a final master development plan and preliminary plat was approved by the Planning Commission in November 2021. A PUD amendment was approved in September 2022 (ord. 22-48) which permitted more secondary materials on the homes and pushed the amenity completion to the 66th certificate of occupancy. The PUD was again modified in February 2023 (ord. 23-19) and included substantial changes requiring an amendment to the final master development plan, preliminary plat and phasing plan, approved by the Planning Commission in February 2024.

Analysis: Phase 3A includes 43 lots over approximately 18.678 acres, with 4.096 acres of open space and 10.996 acres in lots. The amenity center is required to be completed before the 66th certificate of occupancy is released via the conditions of preliminary master development plans approval. Phases one and two reached that lot threshold, with 66 lots between the two phases.

Setbacks reflect what was approved with the PUD, 20'f, 7.5's and 20'r. Critical façade lots are identified. Sidewalks are shown on both sides of the streets per subdivision regulation requirements. Addresses are provided and home orientation and driveway locations are specified.

Summary: This subdivision has undergone several modifications since original approval and all items have been brought up to date. Outstanding deficiencies are minor and found in the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Tomlinson Pointe, Phase 3A, subject to the conditions of approval below, to be addressed prior to receiving signatures for recording the plat.

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.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1119

Agenda Date: 3/20/2025

Agenda #: 6.E.

Title:

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



MEMORANDUM

Date: March 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Nichols Vale Ph. 9 Sec. 1
Final Plat
Map - 053
Parcel(s) – 88.00

Request: Dewey Engineering on behalf of their client, Capitol Homes, is requesting final plat approval for phase 9, section 1 in the Nichols Vale subdivision, located in district 1.

Analysis: A final master development plan modification, including this phase, was approved at the November 2024 Planning Commission meeting. This phase consists of one lot, one open space, the abandonment of a lot line and dedication of easements and right-of-way.

This is for a single lot only, and is deemed as a critical lot, to include critical façade treatment as well. Although there is no direct connection to the Nichols Vale subdivision, as ingress/egress is obtained via Young Drive and Faulkner Lane, this lot will still be under the auspice of the Nichols Vale HOA. Right-of-way dedication along Faulkner Lane is proposed with this plat in the amount of 2,163sf.

Summary: This final plat is for one single family residential lot 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 Nichols Vale, phase 9, sec. 1, subject to the conditions of approval below:

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.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1120

Agenda Date: 3/20/2025

Agenda #: 6.F.

Title:

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



MEMORANDUM

Date: March 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Greenhill Estates
(Formerly S. Greenhill Rd. Subdivision)
Final Plat
Map - 073
Parcel(s) – 008.04

Request: Civil Site Design Group, on behalf of their client, S. Green Hills Property Inc., is requesting final plat approval for the Greenhill Estates Subdivision located in district 2.

Analysis: This is a variable lot subdivision with a base zoning of RS-15. The preliminary plat was approved at the July 2022 Planning Commission meeting. This plat includes all 18 lots (6.39ac) for the entire subdivision, open space (2.26ac), dedication of easements and right-of-way (1.36ac).

Summary: This final plat is for the entire subdivision, it is not phased. Outstanding items are minor in nature and may be addressed via the conditions below.

Recommendation: Staff recommends approval of the final plat for Greenhill Estates, subject to the conditions of approval below:

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. 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.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1129

Agenda Date: 3/20/2025

Agenda #: 6.G.

Title:

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



MEMORANDUM

Date: March 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Chrisman Properties
Final Plat
Map - 054
Parcel(s) – 63.00, 64.00, 65.00

Request: Dan Curry Surveying requests final plat approval for the Chrisman property along Lebanon Road and Karen Drive in District 1.

Analysis: The subject property was annexed into City limits and rezoned to CNS in 2024. This plat consolidates three lots into a single lot and abandons unimproved right-of-way labeled as Top Lane or Tott Lane. The total area of the consolidated lots and abandoned right-of-way is 3.76 acres at the east corner of Lebanon Road and Karen Drive.

Summary: This is a consolidation and right-of-way abandonment plat for 3.76 acres at the corner of Karen Drive and Lebanon Road. The remaining items to address may be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for the Chrisman property subject to the conditions of approval below:

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.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1122

Agenda Date: 3/20/2025

Agenda #: 6.H.

Title:

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



MEMORANDUM

Date: March 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Elliott Reserve
Mass Grading Plan
Map - 053
Parcel(s) – 101.01, 102.00

Request: Heritage Civil, on behalf of their client, Elliott Reserve Partners, LLC., is seeking a mass grading approval for the Elliott Reserve mixed use project, located at 12440 and 12582 Lebanon Rd. This is in District 1, which is represented by Commissioner Art Giles.

Overview: The subject property consists of approximately 22.33 acres, on the south side of Lebanon Rd., and west of Nonaville Road. The zoning is CMU-PUD, and a preliminary master development plan was approved by the Board of Commissioners in 2024 via ordinance 2024-41.

Analysis: The plans, as submitted, are for **mass grading only**. The total site area is 22.33 acres, and the total disturbed area is 19.9 acres. The site is heavily wooded and was formerly utilized as a single-family residence. Staff request that as many perimeter trees as possible be saved and used for buffer requirements.

Summary: This development, approved as CMU-PUD, is submitting a mass grading request for the entire site. An associated preliminary plat is for the six commercial lots and one multi-family lot is also on this month's agenda. The applicant intends to submit a final master development plans and site plans separately. Items remaining to be addressed are found in the conditions below.

Recommendation: Staff recommends approval for the mass grading request for Elliott Reserve, subject to the conditions of approval below:

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.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1121

Agenda Date: 3/20/2025

Agenda #: 6.I.

Title:

Review the Preliminary Plat for Elliott Reserve located at 12440 and 12582 Lebanon Road.



MEMORANDUM

Date: March 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Elliott Reserve
Preliminary Plat
Map - 053
Parcel(s) – 101.01, 102.00

Request: Heritage Civil, on behalf of their client, Elliott Reserve Partners, LLC., is seeking preliminary plat approval for the Elliott Reserve mixed use project, located at 12440 and 12582 Lebanon Rd. This is in District 1, which is represented by Commissioner Art Giles.

Analysis: A preliminary master development plan was approved by the Board of Commissioners in 2024 via ordinance 2024-41. This preliminary plat establishes seven lots total, six commercial lots along Lebanon Road (ranging in size between 0.67ac and 1.52 acres) and one lot (11.65 acres) for the townhomes. The zoning is CMU-PUD and the total area included is 22.33 acres, 3.76 acres being open space.

Summary: The applicant has addressed the majority of comments received from previous reviews. Any outstanding issues may be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of this preliminary plat for Elliot Reserve, subject to the conditions of approval below:

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.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1128

Agenda Date: 3/20/2025

Agenda #: 6.J.

Title:

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



MEMORANDUM

Date: March 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Golden Bear Senior Living
Final Master Development Plan
Map - 078
Parcel(s) – 17.01

Request: Kimley-Horn & Associates, Inc. requests final master development plan approval for Golden Bear Active Adult Housing at 4515 Beckwith Road in the Golden Bear Place PUD in District 3.

Location/History: This PUD received Preliminary Master Development Plan approval in 2017 under the name Beckwith Interchange Park. Since that time the PUD has gone through several amendments resulting in the current iteration with CMU, I-R, CI and RM-16 base zoning districts established with ordinance 2024-52. The subject of this final master development plan is an active adult multi-family development in an area of the PUD with CMU base zoning (area F on the pmdp).

Analysis: The subject site is approximately 6.26 acres of the mixed-use portion of this PUD (area F on the pmdp). The PUD ordinance allows up to 170 units in this area and proposed are 165 age restricted units in a 4 story 207,635sf building.

Bulk Standards: Further review of compliance with these regulations will occur at site plan submittal. All standards shall be adhered to excepting any waivers granted by the Planning Commission and Board of Commissioners. A waiver for maximum building height up to 70' was granted during pmdp approval.

6-104.1 Mixed-Use Regulations: This phase does not include commercial. The mixed-use portion of this PUD is required to include 25% Nine percent of the site is improved open space including a dog park, 7,598sf clubhouse, 1,248sf pool and courtyard areas with grills, benches, lounge chairs, fire pit, outdoor games, etc.

Parking: Parking for age restricted over 60 years of age is 1 space/unit, with the provision that there is enough space on the site to accommodate 1.5 spaces/unit in the future. The final master development plan indicates compliance with these regulations. 200 spaces are provided and the dimensions of the spaces and drive aisles is compliant with regulations.

Landscaping: Landscape plan review comments are via separate cover. All comments received shall be addressed on subsequent submittals.

Summary: This final master development plan includes 165 age restricted units in a single building in the Golden Bear Place PUD. The final master development plan is substantially compliant with the approved preliminary master development plan. Further review for code compliance will occur at site plan submittal.

Recommendation: Staff recommends approval of the final master development plan for Golden Bear Active Adult Housing in the Golden Bear Place PUD, subject to the conditions of approval below:

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 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 stone bases.
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.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1130

Agenda Date: 3/20/2025

Agenda #: 6.K.

Title:

Review the Final Master Development Plan Amendment for Bradshaw Farms for the Woodridge Sidewalk project.



MEMORANDUM

Date: March 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Bradshaw Farms
FMDP Amendment

Request: Ragan Smith, on behalf of Goodall Homes, requests modification of a final master development plan condition associated with Bradshaw Farms in District 1.

Summary: A condition of preliminary master development plan approval was that a 6' wide sidewalk be constructed through Woodbridge Glen, between Woodvale Drive and Golden Bear Gateway with a connection to the Cedar Creek greenway. The timing was determined to be established via the final master development plan which required completion by 8/1/2022 or building permits would be withheld. This deadline was not met and the final master development condition was amended to 12/31/2024, or subsequent building permits will be withheld. The deadline was not met and building permits have been withheld.

Work has progressed on the sidewalk project, flat work is completed and a bridge has been constructed but still needs to be installed. Due to a conflict with a West Wilson Utility District utility line, the delays this has caused, the applicant is requesting an extension on the sidewalk completion to 5/30/2025.

Recommendation: Staff recommends approval of the modification of the final master development plan for Bradshaw Farms, subject to any conditions below:

Planning and Zoning:

1. No comments

Public Works:

1. The Engineer shall sign the plans.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. WWUD waiting on revised plans per meeting held on 03/10/25.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1071

Agenda Date: 3/20/2025

Agenda #: 6.L.

Title:

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



MEMORANDUM

Date: February 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Zoning Ordinance Amendment
Section 5-104.4 Development Standards for Single
Family Residential
Street Lighting in Single Family Subdivisions

Overview: This zoning ordinance amendment will add the requirement for street lighting in single family residential subdivisions. Currently, the City's zoning ordinance requires this for only multi-family developments. The additional text is highlighted yellow within section 5-104.4, Development Standards for Single Family Residential below:

5-104.4 Development standards for single-family residential.

1. The front façade and any other façade shall contain 100 percent brick and/or stone. All percentages are calculated based on the wall surface area and do not include areas used for windows, doors, and fascias. In enforcing this requirement, the Regional Planning Commission may permit any other construction materials allowed under state law. In determining whether to allow such materials, the City 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.
2. Trim, eaves, and soffits may incorporate the use of vinyl, aluminum and other materials approved by the International Residential Code as adopted.
3. Approved roof materials include: concrete or terra cotta tile, asphalt shingles, and standing seam metal roofing. Shingles shall be fungus resistant.
4. No tract home or custom home may be built adjacent to or across from a home with the identical elevation. Dwellings constructed next to or across from another dwelling shall include a variety of architectural elements that can include the following: differences in roof lines, the shape, design and size of windows and doors (including garage doors), shutters, materials, colors, and porches. Tract home builders/developments shall provide a minimum of four floor plans with a minimum of three elevations each.
5. A minimum of 22 feet of driveway depth shall be provided between a garage door and a sidewalk or public path.
6. No wall or window mounted air conditioning or heating units may be installed or placed in a front or street facing façade (excluding alleys). Such units may be located in a side or rear façade not adjacent to a street.

7. Covered front porches are recommended for dwellings, and where provided, a minimum depth of six feet and area of 120 [square feet] is recommended.
8. Rear porches or patios are recommended for dwellings, and where provided, a minimum of 200 square feet is recommended. These areas, whether proposed to be covered or not, shall be planned so as to comply with rear setback requirements.
9. Mechanical equipment shall not be roof-mounted, but may be on the ground, within attic space or other location screened from public view.
10. All homes shall contain a minimum of a two-car garage. Side, rear or alley-loaded garages are recommended.
 - a. *Arterials and Collectors*: When fronting an arterial or collector street, garages and driveways shall be restricted to alleys, side-streets, or other approved combined access drives. In no case shall a garage be street-facing other than to the side street.
 - b. *Access Streets*: When fronting an access street, garages and driveways shall be restricted to side-, rear-, or alley-loaded. In no case shall a garage be street-facing other than to the side-street.
 - c. *Access Lanes*: Street-facing garages will only be acceptable on access lanes if they incorporate the following features: Ten feet minimum set back from the front of the home including the front porch if applicable and two garage doors separated by a two-foot minimum brick or stone column.
11. Street-facing garages shall include a double-wide driveway (minimum 18 feet wide). Driveway approaches connecting to side loaded garages may be less than 18 feet wide if proper maneuvering space is provided. The interior width of a two-car garage shall contain a minimum clear space of 20 feet and contain a minimum of 440 square feet. No stairs, water heaters or other fixed items may encroach into this space.
12. Alley-loaded garages shall be located so that parked vehicles do not encroach into the alley. The garage shall be a minimum of 20 feet from the edge of the alley pavement, or five feet from the edge of the alley pavement with a ten feet by 20 feet parking pad adjacent to the garage.
13. For narrow lot developments, which are defined as those subdivisions having an average lot width less than or equal to 60 feet, the following shall apply.
 - a. Rear loaded garages should be considered to avoid a "snout house" appearance.
 - b. Street facing garage façades (excluding the wall frame) shall not exceed 40 percent of the area of the front wall façade of the first floor.
 - c. The 40 percent requirement only applies to the doors of the garage and does not apply to the two feet column separating multiple garage doors as mentioned above in item 10.
14. A plan for the planting and/or the preservation of trees shall be required for all new subdivisions. Said plan shall accompany a request for preliminary plat approval and address the following items. The plan shall be approved by the Regional Planning Commission prior to, or with preliminary plat approval.
 - a. A minimum of one tree shall be planted or preserved per lot and may be planted or preserved in the front yard of each lot, within the private or public right-of-way as a street tree, or elsewhere as approved by the Regional Planning Commission.
 - b. The City of Mt. Juliet encourages the preservation of existing trees as a means of compliance with the requirements of paragraph "a" above.
 - c. The planting species and location for new vegetation shall be selected to avoid conflicts with vehicle and pedestrian movements. More than one species shall be used to avoid adverse impacts from disease or pests.

15. Except for temporary purposes, motor vehicles shall be parked on paved surfaces. No more than 50 percent of any front yard may be paved or used for motor vehicle parking except that courtyard style garages and associated driveways will not count toward this 50 percent.
16. Regarding foundations, the finished floor elevation at the front façade shall be located above grade in accordance with the following standards:
 - a. For setbacks of ten feet or more, the finished floor elevation of the front façade shall be a minimum of 18 inches above grade; and
 - b. For setbacks of less than ten feet, the finished floor elevation of the front façade shall be a minimum of 24 inches above grade.
 - c. Exposed foundation walls or piers shall be clad in face brick or stone. Exposed smooth-faced standard concrete block is prohibited.

Nothing in this subsection shall prevent the use of slab foundations, provided:

- d. The outer edge of the slab is clad in the materials required in this subsection;
 - e. It extends to the minimum height above grade, except that this provision may be waived for age restricted developments serving a senior adult population of age 55 and over.
17. Outdoor decorative trash receptacles. Outdoor trash receptacles shall be required for all amenity centers and/or club houses within single family residential developments, with the exception of those developments that have received approval prior to the enactment of this ordinance.

In addition, outdoor trash receptacles shall comply with the criteria listed, as follows:

- a. Locations.
 - i. A minimum of one decorative trash receptacle shall be located at each entrance and exit of all amenity centers and/or club houses, a minimum of one within the location of a swimming pool (if proposed), and a minimum of one at all grilling/picnic locations.
 - ii. The location of all trash receptacles shall not interfere with accessible paths of travel or accessible parking as required by the Americans with Disabilities Act of 1990, as amended or emergency exits.
- b. Design.

All multi-family site plans shall show the proposed design, size, typical elevation and location for each decorative trash receptacle on the plan.

The design of the trash receptacle shall be made of black powdered coated steel, have a minimum capacity of a 36 (thirty-six) gallon container and shall be of a strap-type design. (A typical design is shown in illustration [5.2](#) below for example only).

18. Regarding certain streetscape elements, all traffic poles and traffic sign posts shall be black or dark green in color. All street signs shall be erected with a decorative sign post, a decorative base and a decorative finial that extends beyond the top of the standard sign. All traffic signs shall be of pedestrian-scale ornamental design. Exposed metal poles are strictly prohibited unless entirely enclosed with a brick or stone veneer.
19. Play lots and/or playgrounds shall be provided per the following, based on the number of homes in the subdivision:
 - a. Up to 100 homes: 3,200sqft
 - b. 101 to 200 homes: 6,400sqft total over two locations (3,200sqft each)
 - c. 201 to 400 homes: 9,600sqft total over two locations (4,800sqft each)
 - d. More than 400 homes: PC to determine

These areas shall be provided with playground equipment sufficient to meet the needs of children expected to reside within the complex. Individual pieces of playground equipment

shall be specified on the site plan. All recreational equipment provided shall be durable commercial grade equipment which shall meet all Consumer Product Safety Commission safety guidelines as well as the ASTM F1487-93, public use playground standard. The playground shall be served by paved pedestrian walks linking individual buildings to the recreational facility. Additional sitting areas may be substituted for playgrounds on a square foot for square foot basis when the development is planned for occupancy only by elderly adults.

20. Streetlights and area lights, lighting the development, shall be provided per the requirements below:

- a. Decorative poles shall be required and shall be a neutral color: black, gray, dark brown, bronze, dark green or similar.
- b. Decorative fixtures shall be used.
- c. Details of the pole and fixtures shall be provided with final master development plans and preliminary plats.
- d. All poles and fixtures shall be installed per the requirements of the local electric utility providers streetlight manual.

Recommendation: Staff recommends forwarding this zoning ordinance amendment to the Board of Commissioners with a positive recommendation.

ORDINANCE - _____

**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.**

WHEREAS, the City of Mt. Juliet desires to include a requirement for playground equipment for residential development in single family zoning districts and;

WHEREAS, the City's Zoning Ordinance does not currently include regulations that require playground equipment for single family zoned districts and;

WHEREAS, the Planning Commission considered this request during their meeting of February 20, 2025 and recommended _____, to the Board of Commissioners with a vote of _____ and;

WHEREAS, the Board of Commissioners desires to amend Section 5-104.4, Development Standards for Single Family Residential to include a requirement for playground facilities in single family zoned districts.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Wilson County, Tennessee, while in regular session on _____, 2025, that Section 5-104.4, Development Standards for Single Family Residential, of the Unified Development Code of the City of Mount Juliet, Tennessee, known as the zoning regulations (ordinance 2001-29), adopted October 8, 2001, as amended, be amended to include a requirement for playground facilities in single family zoned districts as shown in exhibit A below.

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

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

EXHIBIT A

5-104.4 Development standards for single-family residential.

1. The front façade and any other façade shall contain 100 percent brick and/or stone. All percentages are calculated based on the wall surface area and do not include areas used for windows, doors, and fascias. In enforcing this requirement, the Regional Planning

Commission may permit any other construction materials allowed under state law. In determining whether to allow such materials, the City 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.

2. Trim, eaves, and soffits may incorporate the use of vinyl, aluminum and other materials approved by the International Residential Code as adopted.
3. Approved roof materials include: concrete or terra cotta tile, asphalt shingles, and standing seam metal roofing. Shingles shall be fungus resistant.
4. No tract home or custom home may be built adjacent to or across from a home with the identical elevation. Dwellings constructed next to or across from another dwelling shall include a variety of architectural elements that can include the following: differences in roof lines, the shape, design and size of windows and doors (including garage doors), shutters, materials, colors, and porches. Tract home builders/developments shall provide a minimum of four floor plans with a minimum of three elevations each.
5. A minimum of 22 feet of driveway depth shall be provided between a garage door and a sidewalk or public path.
6. No wall or window mounted air conditioning or heating units may be installed or placed in a front or street facing façade (excluding alleys). Such units may be located in a side or rear façade not adjacent to a street.
7. Covered front porches are recommended for dwellings, and where provided, a minimum depth of six feet and area of 120 [square feet] is recommended.
8. Rear porches or patios are recommended for dwellings, and where provided, a minimum of 200 square feet is recommended. These areas, whether proposed to be covered or not, shall be planned so as to comply with rear setback requirements.
9. Mechanical equipment shall not be roof-mounted, but may be on the ground, within attic space or other location screened from public view.
10. All homes shall contain a minimum of a two-car garage. Side, rear or alley-loaded garages are recommended.
 - a. *Arterials and Collectors*: When fronting an arterial or collector street, garages and driveways shall be restricted to alleys, side-streets, or other approved combined access drives. In no case shall a garage be street-facing other than to the side street.
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12. Alley-loaded garages shall be located so that parked vehicles do not encroach into the alley. The garage shall be a minimum of 20 feet from the edge of the alley pavement, or

five feet from the edge of the alley pavement with a ten feet by 20 feet parking pad adjacent to the garage.

13. For narrow lot developments, which are defined as those subdivisions having an average lot width less than or equal to 60 feet, the following shall apply.
 - a. Rear loaded garages should be considered to avoid a "snout house" appearance.
 - b. Street facing garage façades (excluding the wall frame) shall not exceed 40 percent of the area of the front wall façade of the first floor.
 - c. The 40 percent requirement only applies to the doors of the garage and does not apply to the two feet column separating multiple garage doors as mentioned above in item 10.
14. A plan for the planting and/or the preservation of trees shall be required for all new subdivisions. Said plan shall accompany a request for preliminary plat approval and address the following items. The plan shall be approved by the Regional Planning Commission prior to, or with preliminary plat approval.
 - a. A minimum of one tree shall be planted or preserved per lot and may be planted or preserved in the front yard of each lot, within the private or public right-of-way as a street tree, or elsewhere as approved by the Regional Planning Commission.
 - b. The City of Mt. Juliet encourages the preservation of existing trees as a means of compliance with the requirements of paragraph "a" above.
 - c. The planting species and location for new vegetation shall be selected to avoid conflicts with vehicle and pedestrian movements. More than one species shall be used to avoid adverse impacts from disease or pests.
15. Except for temporary purposes, motor vehicles shall be parked on paved surfaces. No more than 50 percent of any front yard may be paved or used for motor vehicle parking except that courtyard style garages and associated driveways will not count toward this 50 percent.
16. Regarding foundations, the finished floor elevation at the front façade shall be located above grade in accordance with the following standards:
 - a. For setbacks of ten feet or more, the finished floor elevation of the front façade shall be a minimum of 18 inches above grade; and
 - b. For setbacks of less than ten feet, the finished floor elevation of the front façade shall be a minimum of 24 inches above grade.
 - c. Exposed foundation walls or piers shall be clad in face brick or stone. Exposed smooth-faced standard concrete block is prohibited.Nothing in this subsection shall prevent the use of slab foundations, provided:
 - d. The outer edge of the slab is clad in the materials required in this subsection;
 - e. It extends to the minimum height above grade, except that this provision may be waived for age restricted developments serving a senior adult population of age 55 and over.
17. Outdoor decorative trash receptacles. Outdoor trash receptacles shall be required for all amenity centers and/or club houses within single family residential developments, with the exception of those developments that have received approval prior to the enactment of this ordinance.

In addition, outdoor trash receptacles shall comply with the criteria listed, as follows:

 - a. Locations.
 - i. A minimum of one decorative trash receptacle shall be located at each entrance and exit of all amenity centers and/or club houses, a minimum of

one within the location of a swimming pool (if proposed), and a minimum of one at all grilling/picnic locations.

- ii. The location of all trash receptacles shall not interfere with accessible paths of travel or accessible parking as required by the Americans with Disabilities Act of 1990, as amended or emergency exits.

b. Design.

All multi-family site plans shall show the proposed design, size, typical elevation and location for each decorative trash receptacle on the plan.

The design of the trash receptacle shall be made of black powdered coated steel, have a minimum capacity of a 36 (thirty-six) gallon container and shall be of a strap-type design. (A typical design is shown in illustration [5.2](#) below for example only).

- 18. Regarding certain streetscape elements, all traffic poles and traffic sign posts shall be black or dark green in color. All street signs shall be erected with a decorative sign post, a decorative base and a decorative finial that extends beyond the top of the standard sign. All traffic signs shall be of pedestrian-scale ornamental design. Exposed metal poles are strictly prohibited unless entirely enclosed with a brick or stone veneer.
- 19. Play lots and/or playgrounds with a total minimum area of 100 square feet per bedroom. These areas shall be provided with playground equipment sufficient to meet the needs of children expected to reside within the complex. Individual pieces of playground equipment shall be specified on the site plan. All recreational equipment provided shall be durable commercial grade equipment which shall meet all Consumer Product Safety Commission safety guidelines as well as the ASTM F1487-93, public use playground standard. The playground shall be served by paved pedestrian walks linking individual buildings to the recreational facility. Additional sitting areas may be substituted for playgrounds on a square foot for square foot basis when the development is planned for occupancy only by elderly adults.
- 20. Streetlights and area lights, lighting the development, shall be provided per the requirements below:
 - a. Decorative poles shall be required and shall be a neutral color: black, gray, dark brown, bronze, dark green or similar.
 - b. Decorative fixtures shall be used.
 - c. Details of the pole and fixtures shall be provided with final master development plans and preliminary plats.
 - d. All poles and fixtures shall be installed and meet all requirements per the local electric utility providers streetlight manual.

PASSED:

James Maness, Mayor

FIRST READING: _____

SECOND READING: _____

ATTEST:

Sheila S. Lockett, MMC
City Recorder

Kenny Martin, City Manager

APPROVED AS TO FORM:

Sam Burnett
City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 0974

Agenda Date: 3/20/2025

Agenda #: 7.A.

Title:

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



MEMORANDUM

Date: March 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Providence Commons Ph. 2
Site Plan
Map - 096
Parcel(s) – 19.00

Request: Kimley Horn, on behalf of the owner/developer Providence Commons LLC, seeks site plan approval for Phase 2 of Providence Commons in District 4.

History: Providence Commons is an existing development on the east side of S. Mt. Juliet Road. This development area is located south of Publix, behind Sonic, Zaxbys and Wilson Bank and Trust. The area is zoned CI. The proposal for this property is two 6,600sf single story retail buildings and associated improvements on 7.02 acres of the 21.42 acre total site. There are portions of the site delineated for future development.

Analysis:

Article VI Bulk Regulations: Yard dimensions are correct for CI districts (30'f, 10's and 20'r) but they are incorrectly rendered on the site plan. This shall be revised. Building and impervious surface coverage calculations are not provided. This shall be revised on subsequent submittals. The building height is 25' at its highest structural point, within the maximum permitted (35').

Vehicular and Pedestrian Access: Access to SMJR is via existing curb cuts, as this development will be behind the existing businesses along SMJR. Drive aisles are all two way except the drive through service areas and the aisle are appropriately sized. Two drive throughs are proposed, main aisle and bypass aisles of appropriate width are shown. Stacking for at least five cars per code is provided.

Sidewalk connections are lacking. Pedestrian striping is proposed at several logical points but sidewalk access to the west and along the western drive aisle is required.

Article IX Parking: Parking for the general retail use is required at 1/250sf. This results in 53 spaces. The site is overparked with 129 spaces. All spaces are 9'x17.5'. Six ADA spaces are provided. All parking spaces are appropriately sized. Bicycle parking is proposed, and an adequate detail is provided. Wheel stops are not proposed. Parking spaces are not proposed adjacent to the building so widened sidewalk is not required.

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 25', below the maximum of 35' permitted. The two buildings are identical and are primarily faced with brick. The parapet wall shall be brick. Lighting fixtures are wall pack variety and are not permitted.

The HVAC equipment is roof mounted and screened from horizontal view via the parapet wall. Wall mounted lighting fixtures shall be decorative designs, wall packs are not permitted. Staff requests that parking lot lighting poles be painted black. The photometric plan is acceptable, the site is surrounded by commercially zoned property. Wall mounted utility and meter equipment shall be painted to match the building façade it is attached to.

Other: The plans show trash receptacles located at the main building entrances per code; however, the detail reflects a different design than what is specified in 6-103.7. The dumpster enclosure is not compliant with City regulations, lacking masonry walls, steel gates and a pedestrian door. Should the site utilize retaining walls, they shall be constructed of masonry or segmental block.

Waivers/Variances: The following waivers are requested:

1. 6-103.7 – Request for up to 19% of any façade to include EIFS in lieu of full masonry – STAFF SUPPORTS

Summary: This site plan is for 13,200sf of general retail and associated improvements on SMJR. Remaining items to address are included in the conditions of approval below.

Recommendation: Staff recommends approval of the site plan for Providence Commons, Phase 2, subject to the conditions of approval below.

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.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1116

Agenda Date: 3/20/2025

Agenda #: 8.A.

Title:

Review the Final Plat for the property located at 615 Rutland Drive.



MEMORANDUM

Date: March 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 615 Rutland Drive
Final Plat
Map - 078
Parcel(s) – 10.07

Request: Justin Rogers, owner of the property, requests final plat approval for the subdivision of 615 Rutland Drive, into 3 separate lots along with dedication of right-of-way, located in District 3.

History: The property, located at the corner of Rutland Drive and Golden Bear Gateway, is zoned RS-40. The current property has an existing residential home, along with 2 accessory buildings/garages. The owner has noted he is intending to rezone two of the three parcels to CMU, provided the final plat is approved. The northern (lot 1) and southern (lot 3) parcels will be requested to be rezoned to CMU, and the existing residential portion will remain RS-40. The owner currently has a roofing company and would like to park his company vehicles and equipment on the northern (lot 1) parcel, with the southern (lot 3) parcel being left untouched for future commercial marketing potential. The single-family home will remain.

Analysis: The current property as it stands, with the accessory buildings/garages, which are shown as part of Lot 1, will not be compliant with accessory structures for CMU zoning if rezoned to CMU. These structures will have to be removed or relocated to comply with commercial zoning requirements. The plat also shows an access easement for lot 1, which is not required where shown. The access easement is required on lot 2 for the driveway serving lot 1. Right-of-way dedication at the corner of GBG and Rutland Drive is shown on this plat also.

Summary: The structures on lot 1 exist now as accessory structures to the single-family home. By subdividing the property and rezoning the land to CMU these structures become non-compliant due to the required yards for commercial primary and commercial accessory structures. Should this subdivision and associated rezone request be approved these structures shall be relocated and brought into compliance with commercial design regulations or removed altogether. Any additional development on the parcels will be subject to the respective zoning district bulk and design regulations.

Recommendation: Staff recommends approval of the final plat for 615 Rutland Drive, subject to the conditions below:

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.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1115

Agenda Date: 3/20/2025

Agenda #: 9.A.

Title:

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



MEMORANDUM

Date: March 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 615 Rutland Drive
Rezone
Map - 078
Parcel(s) – 10.07

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. The applicant intends to subdivide this property (a final plat also on this agenda) into three parcels, keeping RS-40 zoning for the existing home and changing the other two parcels to CMU, a request supported by the land use plan. Bluebird Roofing intends to use one of the CMU parcels to park commercial vehicles. There are not yet plans for the other CMU zoned parcel and the single-family house will remain.

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

Future Land Use Plan: The parcel is in the City's UGB. 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 for two parcels being established via a final plat. The parcel with the single-family house will remain RS-40.

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 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.*

Summary: This rezone (CMU) request is supported by the City's future land use plan (mixed use). The land will ultimately be subdivided into three with two of the parcels being zoned CMU and the third remaining RS-40. A final plat, creating these parcels, is also on this agenda.

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, 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.

Public Works:

1. No comments

Wilson County Schools:

1. No comments provided.

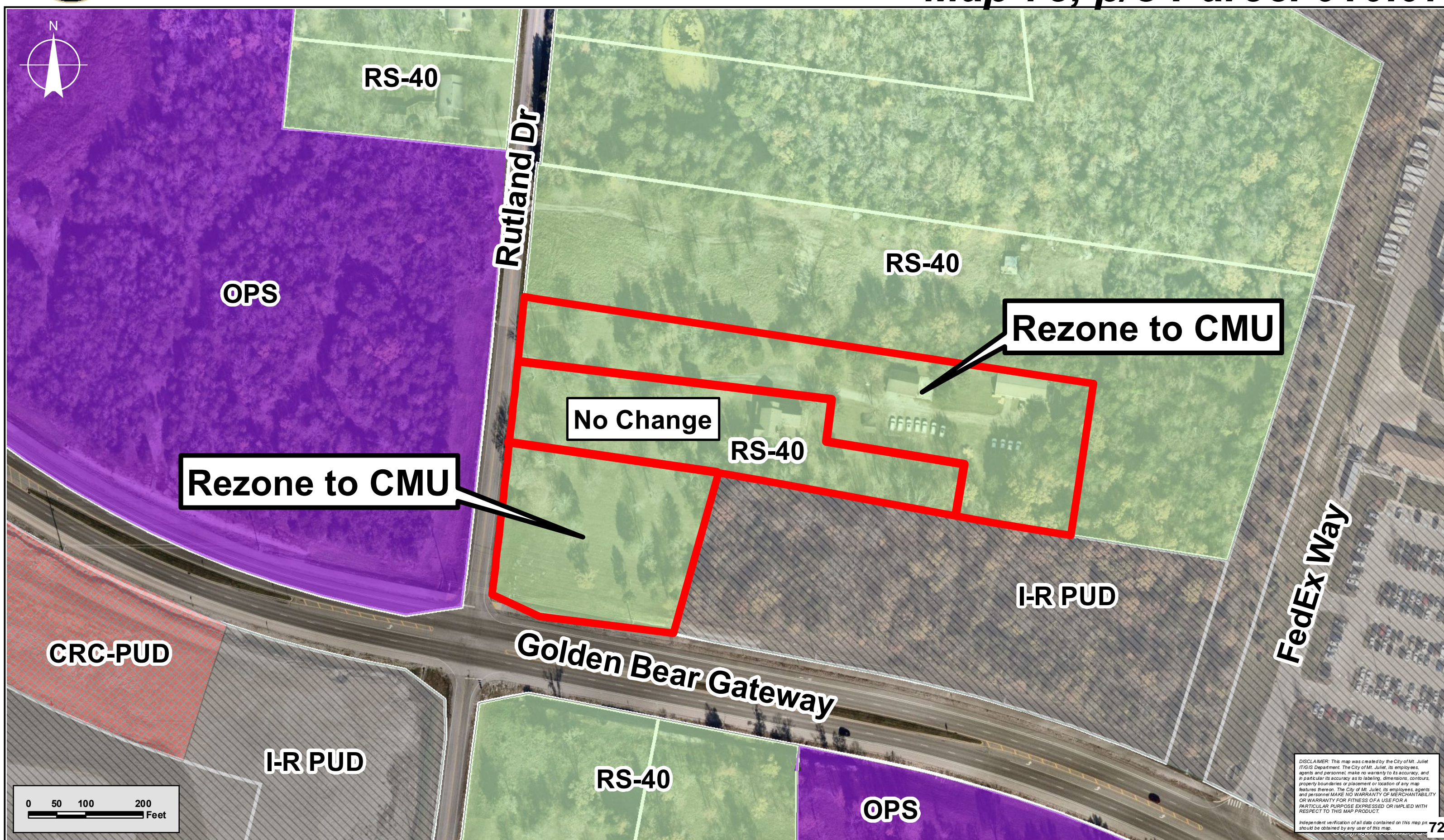
West Wilson Utility District:

1. No comments



Exhibit A - Rezone

615 Rutland Road
Map 78, p/o Parcel 010.07





Mt. Juliet, Tennessee

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

Staff Report

File #: 1067
10.A.

Agenda Date: 3/20/2025

Agenda #:

Title:

**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.



MEMORANDUM

Date: March 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Mira Bella Subdivision
PMDP PUD/REZONE
Map - 55
Parcel(s) – 70.02, 70.03, 92.00, 92.04, and 102.00

Request: Submitted by M2 Group, LLC, on behalf of their clients, the applicant requests an rezone and preliminary master development plan approval for a development on Lebanon Road to include both commercial (52,725 sf) and 434 residential units. The annexation received a negative recommendation and the Land Use Amendment a positive recommendation at the Planning Commission Meeting in February 2025.

Overview: This development site includes 398.73 acres on the south side of Lebanon Road, east of Beckwith Road and Bass Lane. The property is in Wilson County but within the City's urban growth boundary. The current zoning is Wilson County R-1, for all five (5) parcels submitted. The applicant has requested to rezone to RS-40 and CNS, to develop a mixed-use community with commercial parcels along Lebanon Road and residential behind. The City's land use plan identifies the area as low density residential. A summary of the request is provided below:

| REQUEST SUMMARY | Current Zoning | Requested Zoning |
|-----------------|----------------------|------------------|
| M2/Mira Bella | Wilson County R-1 | RS-40 and CNS |

Zoning: The zoning is R-1 in Wilson County, surrounded by this same zoning as well. The applicant is seeking CNS zoning along Lebanon Road and RS-40 zoning for the remaining residential area with a PUD overlay.

Urban Growth Boundary: The subject property is in the City's urban growth boundary.

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: This PUD is located on the south side of Lebanon Road, east of Beckwith Road and Bass Lane. The entrances to the subdivision are shown on Lebanon Road and Beckwith Road. The Lebanon Road frontage will be zoned commercial and include over 50,000sf of commercial space on CNS zoning. Three types of residential product are proposed as are extensive amenities. The pmddp does not include enough detail of the commercial component. Six phases are proposed, five residential and the sixth being the commercial area. A development timeline is not included.

5-102 & 6-102 Residential & Commercial Bulk Standards: The total area of the PUD is 398.73 acres. The proposed open space (programmed) is 28.61 acres or 39% and open space for preservation is 136.24 acres. The PUD includes 434 single family lots and around 50,000sf of commercial uses. Overall density is 1.09 units/acre, under the maximum of 1.1 units per acre for residential PUDs. Minimum lot area is at least 10,000sf (10,000sf min. required) for each unit type. Average lot size is in excess of the minimum (15,000sf) for each product except Type 1 (13,207sf, a waiver is requested). The average lot size for the whole development is 19,427sf. Waivers requested from the requirements of the residential bulk standards include:

Setbacks:

Front – 20’ requested (all lots), 50’ required
Side - 7.5’ requested (Type 1 & 2 lots), 25’ required
Side - 10’ requested (Type 3 lots), 25’ required
Rear – 20’ requested (all lots), 40’ required

Minimum lot width @ building line – 50’ (Type 1 lot), 65’ (Type 2 lot), 90’ (Type 3 lot), 125’ required.

Lot coverage - 50% (Type 1 lot), 40% (Type 2 lot), 35% (Type 3 lot), 15% required.

Average lot size (13,207sf) less than 15,000 sf for Type 1 lots (297 lots).

Bulk regulation waivers are not requested for the commercial component of this development and it shall comply with all applicable regulations at site plan submittal.

Vehicular & Pedestrian Access: The subdivision will be served via two access points, with the main one being on Lebanon Road, and the secondary access point on Beckwith Road. Sidewalks shall be installed on both sides of all internal streets and along any external frontage per the City’s subdivision regulations, excepting any waivers granted via this PUD approval.

Amenities: Approximately 41% /163.85 acres of the PUD is green/open space. The applicant has provided extensive amenity areas that include multiple buildings, playgrounds, parks, with trails/greenways.

Article 10 Landscaping: Buffers are not required along much of the perimeter due to residential zoning adjacent. There will be a Type D-4 buffer yard required between the commercial area on the northern end of the development and the delineation area for the residential portion of the project. Landscape plans shall be required and reviewed for compliance at final master development plan/preliminary plat/site plan submittal. A note shall indicate that landscape buffers will be located in open space and maintained by the HOA. A conceptual tree and natural buffer preservation exhibit showing vegetation retention has been provided and will be requested to be included as part of the landscape plan review at a future date. Perimeter trees shall be preserved to the fullest extent possible.

5-104.1 Residential Design Regulations: As described below, the applicant is requesting a design waiver for 65% brick/stone with the remainder to be secondary materials in the form of stucco for 35% due to the architectural design of this Tuscan themed development. Vinyl will not be used in this project. Further review of residential zoning requirements will occur at FMDP and preliminary plat submittal at a future date.

6-103.7 Commercial Design Standards: The PUD includes 52,725sf of commercial space. The applicant is requesting a design waiver for the commercial portion as well to coincide with the residential design elements. This waiver request is for 65% brick/stone with the remainder to be secondary materials in the form of stucco for 35% due to the architectural design of this Tuscan themed development. Vinyl will not be used in this project. Further review of compliance with commercial regulations will be via FMDP and site plan review at a future date.

Other: The mail kiosk location is currently shown in the southwestern corner of the development at the Beckwith Road entrance. Due to the overall size of the development, staff is requesting the developer to work with the Postmaster to provide a second location for the residents and tenants in the northern portion of the development. These locations shall be required at FMDP, and shall be covered, lighted and provide adequate parking for mail retrieval.

All fencing shall be decorative, low maintenance material. Retaining walls shall be faced with brick, stone or constructed of versa-lok or similar segmental block products. Corner lots shall be treated as critical façade lots and shall include additional architectural features. Notes indicate that lighted fountains will be included in wet detention ponds, and all detention ponds will have enhanced landscape screening. Decorative lighting, including street lights will be carried throughout the development and will also be included at the entrances to the development. These will be maintained by the HOA.

Variances/Waivers: The following waivers are requested as part of the PMDP:

1. Bulk Standards RS-40 base zoning -
Front – 20’ requested (all lots), 50’ required
Side - 7.5’ requested (Type 1 & 2 lots), 25’ required

Side - 10' requested (Type 3 lots), 25' required

Rear - 20' requested (all lots), 40' required

Minimum Lot width - 50' (Type 1 lot), 65' (Type 2 lot), 90' (Type 3 lot), 125' required

Lot coverage -50% (Type 1 lot), 40% (Type 2 lot), 35% (Type 3 lot), 15% required

Average lot size less than 15,000 sf for Type 1 lots (297 lots), 10,000 sf min w/ minimum

15,000 sf avg required over all lot types combined. (13,207sf for Type 1 lots)

STAFF FINDS THIS REQUEST UNECESSARY DUE TO THE OVERALL AVERAGE FOR THE SUBDIVISION BEING GREATER THAN 15,000SF (19,427SF)

2. 5.104 Residential Design Regulations - A waiver is requested for 65% brick/stone with the remainder to be secondary materials in the form of stucco for 35% due to the architectural design of this Tuscan themed development. **STAFF SUPPORTS**
3. 6.104 Commercial Design Regulations - A waiver is requested for 65% brick/stone with the remainder to be secondary materials in the form of stucco for 35% due to the architectural design of this Tuscan themed development. **STAFF SUPPORTS**
4. Allow Front facing garages on both sides of the street with recessed garages for access lanes and streets.
5. Private streets with gated access at both entrances. **PW TO RECOMMEND**
6. Temporary gated emergency fire access from Bass Lane prior to constructing a second entrance. **OTHERS TO RECOMMEND**
7. Sidewalks on one side of road in locations without lots and sections of road that are single loaded. **STAFF DOES NOT SUPPORT**
8. (76) Lots with driveways onto collector roads. **PW TO RECOMMEND**
9. Design speeds -
Residential access streets - Reduce design speed to 25 mph for private streets.
Residential access lanes - Reduce design speed to 25 mph for private streets.
Residential collectors - Reduce design speed to 30 mph and remove bike lanes from typical section for private streets. **PW TO RECOMMEND**
10. Road slopes - maximum of 10% for collector roads and 12% for access streets and lanes. **PW TO RECOMMEND**
11. Road centerline radius -
Minimum centerline radius less than 333' for 30 mph - (7) curves
Minimum centerline radius less than 198' for 25 mph - (17) curves **PW WORKS TO RECOMMEND**
12. Cul-De-Sacs-
Exceed 700' length - (3) locations- Provide 24' wide asphalt pavement.
Exceed (14) lots - (4) locations - Provide 24' wide asphalt pavement. **PW TO RECOMMEND**

Summary: The request is for a 398.73 acre planned unit development with 52,725sf of commercial space and 434 single family residential units on the east side of town, south of Lebanon Road, east of Beckwith Road. This is a low-density subdivision that includes a vast number of amenities with a residential density of 1.09 units per acre. The average lot size is 19,427sf. The land use amendment was for the commercial component only, the remainder of the site already falls under a low-density land use designation.

The waivers listed above are subject to Planning Commission and Board of Commissioners approval. Further review will occur at final master development plan, preliminary plat and site plan submittal should this PUD and preliminary master development plan be approved.

Recommendation: Should the Planning Commission make a positive recommendation to the Board of Commissioners for the rezone and preliminary master development plan for Mira Bella, please include the following conditions:

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 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.



Exhibit C - Rezone

Mira Bella
Map 055, p/o Parcels 070.02 & 070.03

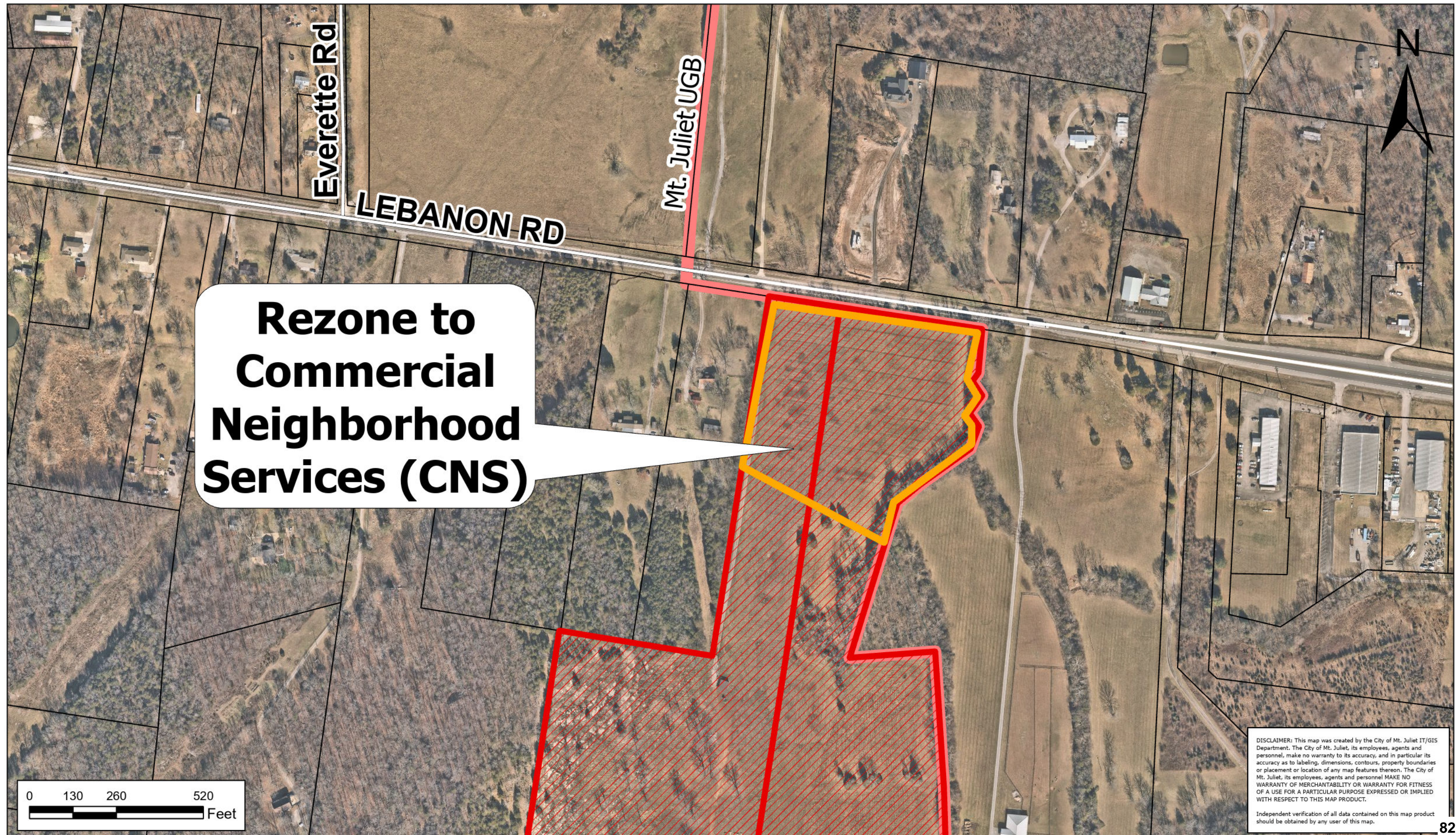
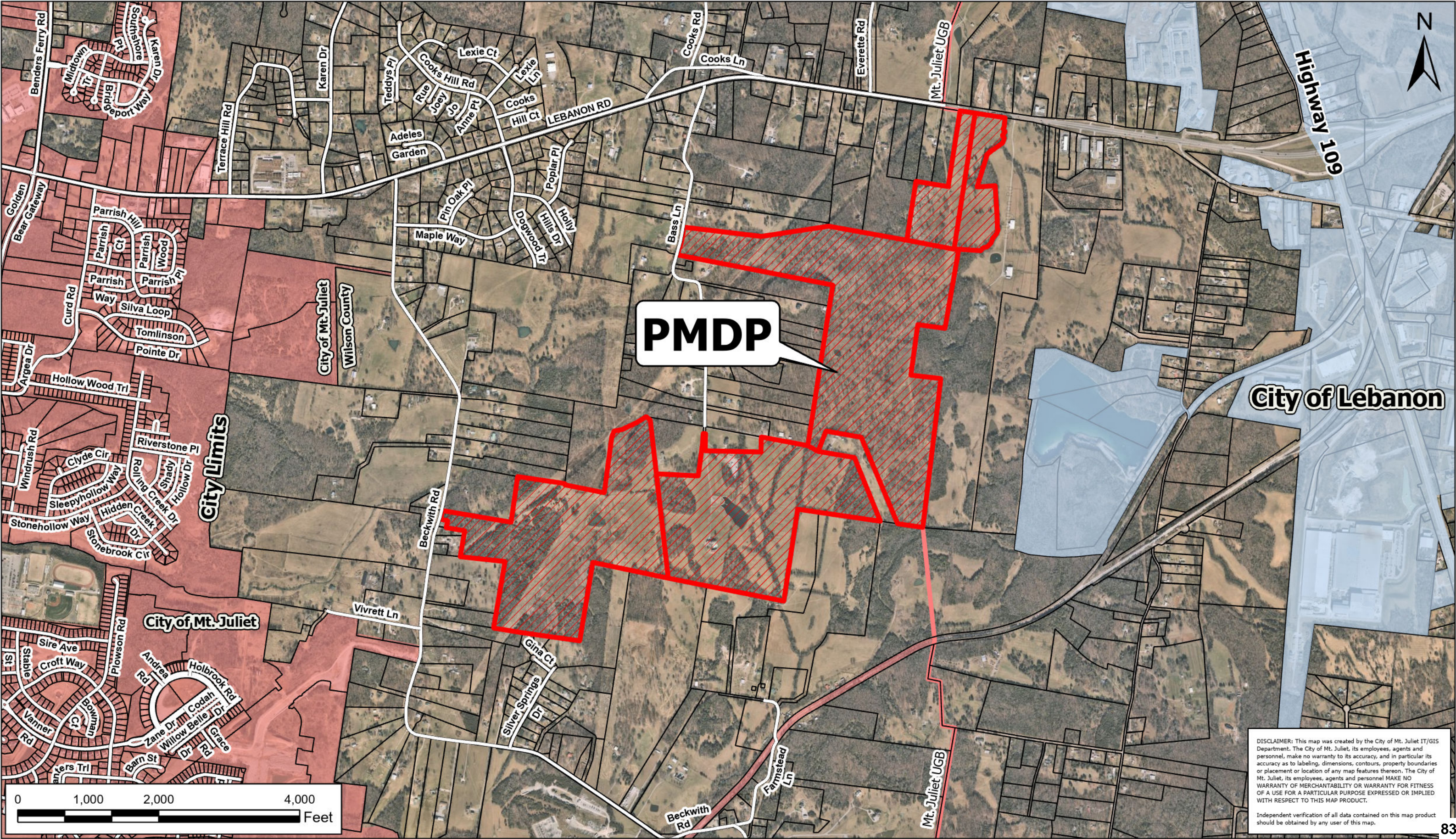




Exhibit D - PMDP

Mira Bella
Map 055, Parcels 070.02, 070.03,
092.00, 092.04 & 102.00





Mt. Juliet, Tennessee

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

Staff Report

File #: 1125
11.A.

Agenda Date: 3/20/2025

Agenda #:

Title:

**Review the Land Use Plan Amendment for Tillman Place, located at 6235 Central Pike, from Mixed-Use to Multi-Family Residential



MEMORANDUM

Date: March 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Tillman Place
6235 Central Pike
LUA, Annexation, PMDP PUD
Map – 097/076
Parcel(s) – 13.00, 53.00

Request: Submitted by CSDG, on behalf of their client, the applicant requests an annexation, plan of services, land use plan amendment, rezone and preliminary master development plan approval for a residential development on Central Pike including commercial and residential single and multi-family in a mix of townhomes, and single-family residences totaling 137 residential units located in district 3.

History: The property is 35.71 acres on the North side of Central Pike, to the West of Pleasant Grove Road. The property has a portion within the City Limits and a portion within Wilson Co. but within the City's urban growth boundary. The current zoning is RS-40 within the City Limits, and Wilson County R-1. The applicant has requested a rezone to RM-8 and RS-15 PUD. The City's land use plan identifies the Northern portion of the area as medium density residential and the Southern portion as Mixed Use. A summary of the request is provided below:

| REQUEST SUMMARY | Land Use Map | Requested Classification | Current Zoning | Requested Zoning |
|--------------------|--|---|--------------------------------|---|
| CSDG/Tillman Place | Medium Density Residential & Mixed Use | Multi-Family Residential/Medium Density FOR PARCEL 13.00 ONLY | RS-40 (MJ) & Wilson County R-1 | RS-40 PUD & RM-8 PUD & STAFF RECOMMENDS RS-30 |

Future Land Use Plan: The City's future land use map identifies the property as medium density residential for the Northern Parcel and Mixed-use for the Southern parcel. The request is to retain the medium density land use on the Northern Parcel, and a change from Mixed use to Multi-family and medium density residential on the Southern portion. The land use plan does not support a request for multi-family or medium density residential classification for the Southern portion of the property.

Zoning: The zoning on the Northern Parcel, within the city limits, is RS-40 and R-1 in Wilson County which is the Southern Parcel. There is RS-40 corresponding surrounding zoning as well.

The applicant is seeking RS-15 and RM-8 zoning with a PUD overlay should the land use plan be amended. Overall density for the single family residential is 1.11 units/acre negating the necessity for RS-15 base zoning. Staff request RS-30 for the single-family area on the southern lot.

Urban Growth Boundary: The subject property is in 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 in total agreement with the general plan for the area, and **LAND USE PLAN***
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/History: This development site is located on the North side of Central Pike, to the West of Pleasant Grove Road. The property is in the City's urban growth boundary. The zoning currently contains both City RS-40 and Wilson County R-1, low density residential. As explained above, should the property be annexed, a land use amendment and rezone are sought for both multi-family residential and Single family base zoning with a PUD overlay.

5-103 Bulk Standards: The total acreage of the proposed development is 35.71 acres, exceeding the minimum required for multifamily developments (20ac) and the proposed single family residential density is 1.11 units/acre, and multi-family is 8.01 units per acre, below the maximum permitted for the single-family zoning district (16.1 ac). 137 units are proposed. The project shows this being completed in 3 phases; however a specific development timeline has not been shown. The estimated population is 348 persons at buildout. The 137 units are as follows:

24 - Single family
113 - Townhome

Streets/Sidewalks/Access: Six-foot-wide sidewalk is proposed throughout all internal roads within the development, with 7' sidewalks being proposed along the areas with parallel parking for the alley loaded multi-family units. There is also a 10' multi/shared use path also proposed. Vehicular access is proposed via Central Pike and Pleasant Grove Road. The townhome units are requesting private roadway sections for the Alley loaded products, with public streets for the main thoroughfares. Pedestrian and vehicular connections are complete throughout the site.

Parking: Parking data indicates the site is adequately parked with 226 spaces for the multi-family portion. The parking comes in a variety of forms, parallel, garage and on street.

Amenities: Most of the amenities are within a central portion of the development, along the main thoroughfare that divides the Single and Multi-family portions. These include: 8,635 sf park pavilion, 2.69 ac of nature walking trails with benches, 6,640 sf playground, 2,069 sf exercise area, fire pits and 0.46 ac of landscaped green space. The code regarding multi-family development requires the amenity area to have at least a 2000sf clubhouse/building for up to 200 dwelling units. The plan currently does not provide for this requirement, nor has a waiver been requested. This will be required within the conditions listed below

Multi-family Design Standards (5-104.4)

A waiver is requested for several features within a multi-family development due to the split use of the subdivision including single family residences as well. A waiver has been requested to allow a building separation of 20' as all townhome units will be sprinkled. Bicycle racks and trash cans are required at all the buildings. The applicant has requested a waiver to provide six bike racks throughout the entirety of the development in lieu of a five-space rack at each multi-family building. A mail kiosk is provided in a logical location, it shall be covered and well lit.

Parking area lighting shall be decorative. All poles and posts shall be powder-coated black, channel posts are not permitted. Notes provided indicate that corner lots shall be critical façade lots. A note shall be required to compliance with the bulk of the general requirements the City asks for such PUDs.

Article X Landscaping: The applicant is requesting a landscape regulation waiver to omit a portion of the required fencing along the boundary of the multi-family portion and requests to provide landscaping as an alternative measure. The townhomes on the Southernmost portion will face Central Pike. They are also requesting to omit the "C" buffer between RS-15 and RM-8 due to existing features along the zoning ling

A type D buffer is provided where required for perimeter areas not adjacent to an external street, along with a type A-1 buffer where required internally. A full landscape plan will be required and reviewed upon FMDP/Site Plan submittal.

Waivers/Variances: The following six waivers are requested:

Waivers/Variances:

1. Request to allow up to 6 acres of disturbance of slopes exceeding 20%. **PW to address.**
2. Request to allow townhome building separation of twenty feet (20') since all units will be sprinkled. **Staff supports**
3. Request to allow private roads with the 26' roadway section for alleys and the 56' roadway section through the townhome portion of the development. **PW to address.**
4. Request to omit masonry column requirement from residential garage doors to match residential elevations as shown on C4.00. **Staff supports**

5. Request to provide 6 bike racks of 5 spaces each thorough the multifamily development in lieu of 1 bike rack per multi-family residential building. **Staff supports.**
6. Request to omit the fence along the boundary of the multi-family residential development site and provide landscaping as an alternative measure. **Staff supports.**
7. Request to omit “C” buffer between RS-15 & RM-8 due to existing features along zoning line. **Staff supports but requests some enhanced landscaping in this area.**
8. Request to allow an access street to be stubbed at the property line. **PW to address.**
9. Request to deviate from the material standards to allow:
 - Fifty percent (50%) brick and/or stone on all facades. **Staff supports.**
 - Fifty percent (50%) secondary materials on all facades. **Staff supports, no vinyl or metal siding is allowed.**
 - No two house plan and elevation shall be sited and built next to one another. **Staff does not support**
 - No two house plan and elevation shall be sited and built across the street from one another. **Staff does not support.**
 - High visibility lots shall have 100% brick and/or stone. **Staff does not support.**
 - High visibility lots will not have a blank end facing the street side by including architectural features such as optional window packages and/or fireplaces. **Staff does support.**

Summary: The City’s future land use plan identifies the subject property as medium density and mixed use, the applicants request for multi-family is not supported by the plan. Should the property be annexed and rezoned, a final master development plan and preliminary plat shall apply with all applicable regulations other than any waivers approved.

Recommendation: Should the Planning Commission, make a positive recommendation to the Board of Commissioners for the land use amendment, annexation, plan of service, rezone and preliminary master development plan for Tillman Place, at 6235 Central Pk., please include the following conditions:

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.

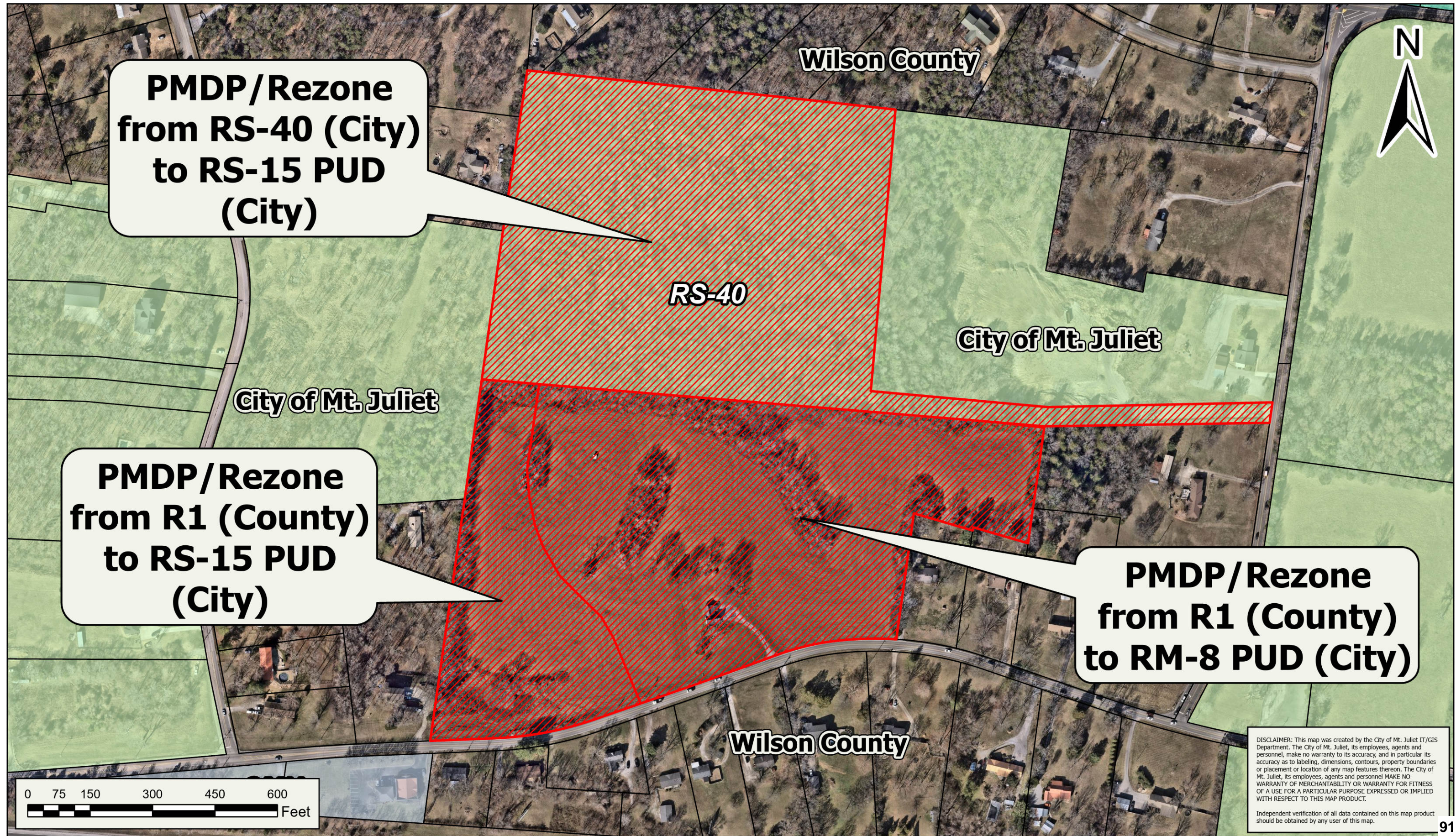
West Wilson Utility District:

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



Exhibit C- PMDP-PUD w/ Rezone

Tillman Place- 6235 Central Pike
Map 097, Parcel 013.00 & Map 076, Parcel 053.00





Mt. Juliet, Tennessee

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

Staff Report

File #: 1126
11.B.

Agenda Date: 3/20/2025

Agenda #:

Title:

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



M E M O R A N D U M

Date: March 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Tillman Place
6235 Central Pike
LUA, Annexation, PMDP PUD
Map – 097/076
Parcel(s) – 13.00, 53.00

Request: Submitted by CSDG, on behalf of their client, the applicant requests an annexation, plan of services, land use plan amendment, rezone and preliminary master development plan approval for a residential development on Central Pike including commercial and residential single and multi-family in a mix of townhomes, and single-family residences totaling 137 residential units located in district 3.

History: The property is 35.71 acres on the North side of Central Pike, to the West of Pleasant Grove Road. The property has a portion within the City Limits and a portion within Wilson Co. but within the City’s urban growth boundary. The current zoning is RS-40 within the City Limits, and Wilson County R-1. The applicant has requested a rezone to RM-8 and RS-15 PUD. The City’s land use plan identifies the Northern portion of the area as medium density residential and the Southern portion as Mixed Use. A summary of the request is provided below:

| REQUEST SUMMARY | Land Use Map | Requested Classification | Current Zoning | Requested Zoning |
|--------------------|--|---|--------------------------------|---|
| CSDG/Tillman Place | Medium Density Residential & Mixed Use | Multi-Family Residential/Medium Density FOR PARCEL 13.00 ONLY | RS-40 (MJ) & Wilson County R-1 | RS-40 PUD & RM-8 PUD & STAFF RECOMMENDS RS-30 |

Future Land Use Plan: The City’s future land use map identifies the property as medium density residential for the Northern Parcel and Mixed-use for the Southern parcel. The request is to retain the medium density land use on the Northern Parcel, and a change from Mixed use to Multi-family and medium density residential on the Southern portion. The land use plan does not support a request for multi-family or medium density residential classification for the Southern portion of the property.

Zoning: The zoning on the Northern Parcel, within the city limits, is RS-40 and R-1 in Wilson County which is the Southern Parcel. There is RS-40 corresponding surrounding zoning as well.

The applicant is seeking RS-15 and RM-8 zoning with a PUD overlay should the land use plan be amended. Overall density for the single family residential is 1.11 units/acre negating the necessity for RS-15 base zoning. Staff request RS-30 for the single-family area on the southern lot.

Urban Growth Boundary: The subject property is in 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 in total agreement with the general plan for the area, and **LAND USE PLAN***
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/History: This development site is located on the North side of Central Pike, to the West of Pleasant Grove Road. The property is in the City's urban growth boundary. The zoning currently contains both City RS-40 and Wilson County R-1, low density residential. As explained above, should the property be annexed, a land use amendment and rezone are sought for both multi-family residential and Single family base zoning with a PUD overlay.

5-103 Bulk Standards: The total acreage of the proposed development is 35.71 acres, exceeding the minimum required for multifamily developments (20ac) and the proposed single family residential density is 1.11 units/acre, and multi-family is 8.01 units per acre, below the maximum permitted for the single-family zoning district (16.1 ac). 137 units are proposed. The project shows this being completed in 3 phases; however a specific development timeline has not been shown. The estimated population is 348 persons at buildout. The 137 units are as follows:

24 - Single family
113 - Townhome

Streets/Sidewalks/Access: Six-foot-wide sidewalk is proposed throughout all internal roads within the development, with 7' sidewalks being proposed along the areas with parallel parking for the alley loaded multi-family units. There is also a 10' multi/shared use path also proposed. Vehicular access is proposed via Central Pike and Pleasant Grove Road. The townhome units are requesting private roadway sections for the Alley loaded products, with public streets for the main thoroughfares. Pedestrian and vehicular connections are complete throughout the site.

Parking: Parking data indicates the site is adequately parked with 226 spaces for the multi-family portion. The parking comes in a variety of forms, parallel, garage and on street.

Amenities: Most of the amenities are within a central portion of the development, along the main thoroughfare that divides the Single and Multi-family portions. These include: 8,635 sf park pavilion, 2.69 ac of nature walking trails with benches, 6,640 sf playground, 2,069 sf exercise area, fire pits and 0.46 ac of landscaped green space. The code regarding multi-family development requires the amenity area to have at least a 2000sf clubhouse/building for up to 200 dwelling units. The plan currently does not provide for this requirement, nor has a waiver been requested. This will be required within the conditions listed below

Multi-family Design Standards (5-104.4)

A waiver is requested for several features within a multi-family development due to the split use of the subdivision including single family residences as well. A waiver has been requested to allow a building separation of 20' as all townhome units will be sprinkled. Bicycle racks and trash cans are required at all the buildings. The applicant has requested a waiver to provide six bike racks throughout the entirety of the development in lieu of a five-space rack at each multi-family building. A mail kiosk is provided in a logical location, it shall be covered and well lit.

Parking area lighting shall be decorative. All poles and posts shall be powder-coated black, channel posts are not permitted. Notes provided indicate that corner lots shall be critical façade lots. A note shall be required to compliance with the bulk of the general requirements the City asks for such PUDs.

Article X Landscaping: The applicant is requesting a landscape regulation waiver to omit a portion of the required fencing along the boundary of the multi-family portion and requests to provide landscaping as an alternative measure. The townhomes on the Southernmost portion will face Central Pike. They are also requesting to omit the "C" buffer between RS-15 and RM-8 due to existing features along the zoning ling

A type D buffer is provided where required for perimeter areas not adjacent to an external street, along with a type A-1 buffer where required internally. A full landscape plan will be required and reviewed upon FMDP/Site Plan submittal.

Waivers/Variances: The following six waivers are requested:

Waivers/Variances:

1. Request to allow up to 6 acres of disturbance of slopes exceeding 20%. **PW to address.**
2. Request to allow townhome building separation of twenty feet (20') since all units will be sprinkled. **Staff supports**
3. Request to allow private roads with the 26' roadway section for alleys and the 56' roadway section through the townhome portion of the development. **PW to address.**
4. Request to omit masonry column requirement from residential garage doors to match residential elevations as shown on C4.00. **Staff supports**

5. Request to provide 6 bike racks of 5 spaces each thorough the multifamily development in lieu of 1 bike rack per multi-family residential building. **Staff supports.**
6. Request to omit the fence along the boundary of the multi-family residential development site and provide landscaping as an alternative measure. **Staff supports.**
7. Request to omit “C” buffer between RS-15 & RM-8 due to existing features along zoning line. **Staff supports but requests some enhanced landscaping in this area.**
8. Request to allow an access street to be stubbed at the property line. **PW to address.**
9. Request to deviate from the material standards to allow:
 - Fifty percent (50%) brick and/or stone on all facades. **Staff supports.**
 - Fifty percent (50%) secondary materials on all facades. **Staff supports, no vinyl or metal siding is allowed.**
 - No two house plan and elevation shall be sited and built next to one another. **Staff does not support**
 - No two house plan and elevation shall be sited and built across the street from one another. **Staff does not support.**
 - High visibility lots shall have 100% brick and/or stone. **Staff does not support.**
 - High visibility lots will not have a blank end facing the street side by including architectural features such as optional window packages and/or fireplaces. **Staff does support.**

Summary: The City’s future land use plan identifies the subject property as medium density and mixed use, the applicants request for multi-family is not supported by the plan. Should the property be annexed and rezoned, a final master development plan and preliminary plat shall apply with all applicable regulations other than any waivers approved.

Recommendation: Should the Planning Commission, make a positive recommendation to the Board of Commissioners for the land use amendment, annexation, plan of service, rezone and preliminary master development plan for Tillman Place, at 6235 Central Pk., please include the following conditions:

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
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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.
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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.
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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.
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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.

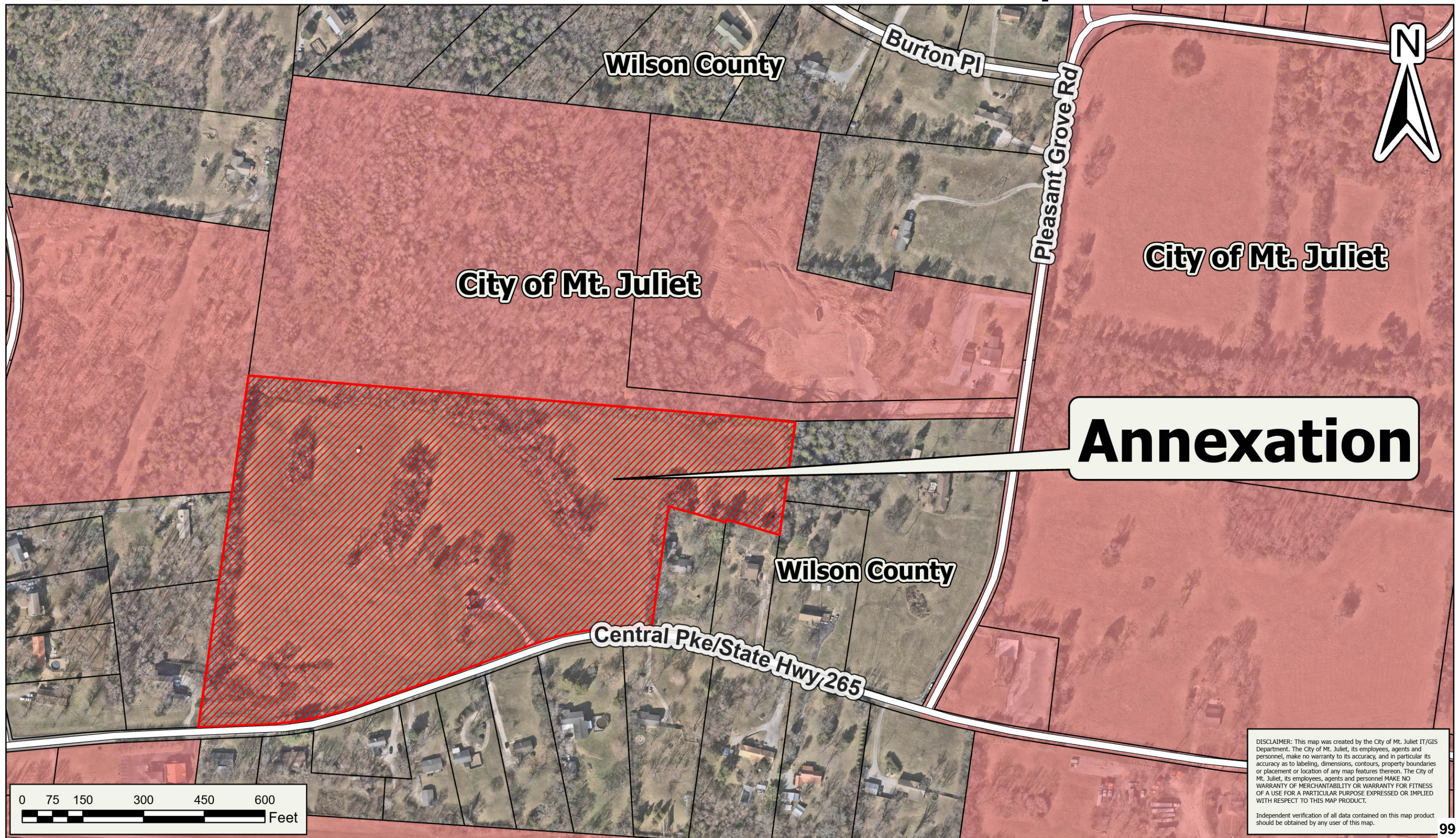
West Wilson Utility District:

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



Exhibit B- Annexation

Tillman Place- 6235 Central Pike Map 097, Parcel 013.00





Mt. Juliet, Tennessee

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

Staff Report

File #: 1127
11.C.

Agenda Date: 3/20/2025

Agenda #:

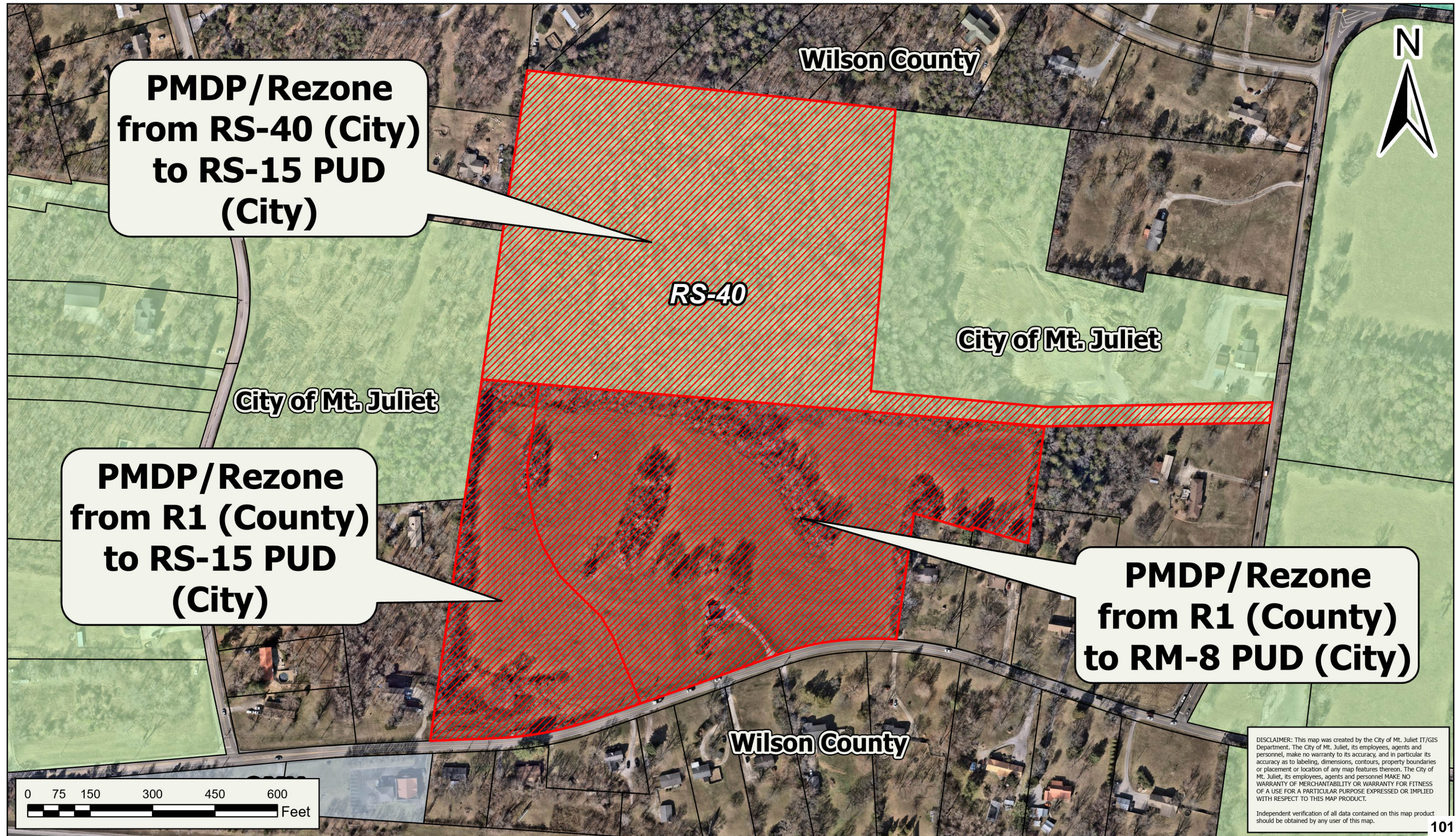
Title:

**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.



Exhibit C- PMDP-PUD w/ Rezone

Tillman Place- 6235 Central Pike
Map 097, Parcel 013.00 & Map 076, Parcel 053.00





MEMORANDUM

Date: March 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Tillman Place
6235 Central Pike
LUA, Annexation, PMDP PUD
Map – 097/076
Parcel(s) – 13.00, 53.00

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|--------------------|--|---|--------------------------------|---|
| CSDG/Tillman Place | Medium Density Residential & Mixed Use | Multi-Family Residential/Medium Density FOR PARCEL 13.00 ONLY | RS-40 (MJ) & Wilson County R-1 | RS-40 PUD & RM-8 PUD & STAFF RECOMMENDS RS-30 |

Future Land Use Plan: The City's future land use map identifies the property as medium density residential for the Northern Parcel and Mixed-use for the Southern parcel. The request is to retain the medium density land use on the Northern Parcel, and a change from Mixed use to Multi-family and medium density residential on the Southern portion. The land use plan does not support a request for multi-family or medium density residential classification for the Southern portion of the property.

Zoning: The zoning on the Northern Parcel, within the city limits, is RS-40 and R-1 in Wilson County which is the Southern Parcel. There is RS-40 corresponding surrounding zoning as well.

The applicant is seeking RS-15 and RM-8 zoning with a PUD overlay should the land use plan be amended. Overall density for the single family residential is 1.11 units/acre negating the necessity for RS-15 base zoning. Staff request RS-30 for the single-family area on the southern lot.

Urban Growth Boundary: The subject property is in 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 in total agreement with the general plan for the area, and **LAND USE PLAN***
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/History: This development site is located on the North side of Central Pike, to the West of Pleasant Grove Road. The property is in the City's urban growth boundary. The zoning currently contains both City RS-40 and Wilson County R-1, low density residential. As explained above, should the property be annexed, a land use amendment and rezone are sought for both multi-family residential and Single family base zoning with a PUD overlay.

5-103 Bulk Standards: The total acreage of the proposed development is 35.71 acres, exceeding the minimum required for multifamily developments (20ac) and the proposed single family residential density is 1.11 units/acre, and multi-family is 8.01 units per acre, below the maximum permitted for the single-family zoning district (16.1 ac). 137 units are proposed. The project shows this being completed in 3 phases; however a specific development timeline has not been shown. The estimated population is 348 persons at buildout. The 137 units are as follows:

24 - Single family
113 - Townhome

Streets/Sidewalks/Access: Six-foot-wide sidewalk is proposed throughout all internal roads within the development, with 7' sidewalks being proposed along the areas with parallel parking for the alley loaded multi-family units. There is also a 10' multi/shared use path also proposed. Vehicular access is proposed via Central Pike and Pleasant Grove Road. The townhome units are requesting private roadway sections for the Alley loaded products, with public streets for the main thoroughfares. Pedestrian and vehicular connections are complete throughout the site.

Parking: Parking data indicates the site is adequately parked with 226 spaces for the multi-family portion. The parking comes in a variety of forms, parallel, garage and on street.

Amenities: Most of the amenities are within a central portion of the development, along the main thoroughfare that divides the Single and Multi-family portions. These include: 8,635 sf park pavilion, 2.69 ac of nature walking trails with benches, 6,640 sf playground, 2,069 sf exercise area, fire pits and 0.46 ac of landscaped green space. The code regarding multi-family development requires the amenity area to have at least a 2000sf clubhouse/building for up to 200 dwelling units. The plan currently does not provide for this requirement, nor has a waiver been requested. This will be required within the conditions listed below

Multi-family Design Standards (5-104.4)

A waiver is requested for several features within a multi-family development due to the split use of the subdivision including single family residences as well. A waiver has been requested to allow a building separation of 20' as all townhome units will be sprinkled. Bicycle racks and trash cans are required at all the buildings. The applicant has requested a waiver to provide six bike racks throughout the entirety of the development in lieu of a five-space rack at each multi-family building. A mail kiosk is provided in a logical location, it shall be covered and well lit.

Parking area lighting shall be decorative. All poles and posts shall be powder-coated black, channel posts are not permitted. Notes provided indicate that corner lots shall be critical façade lots. A note shall be required to compliance with the bulk of the general requirements the City asks for such PUDs.

Article X Landscaping: The applicant is requesting a landscape regulation waiver to omit a portion of the required fencing along the boundary of the multi-family portion and requests to provide landscaping as an alternative measure. The townhomes on the Southernmost portion will face Central Pike. They are also requesting to omit the "C" buffer between RS-15 and RM-8 due to existing features along the zoning ling

A type D buffer is provided where required for perimeter areas not adjacent to an external street, along with a type A-1 buffer where required internally. A full landscape plan will be required and reviewed upon FMDP/Site Plan submittal.

Waivers/Variances: The following six waivers are requested:

Waivers/Variances:

1. Request to allow up to 6 acres of disturbance of slopes exceeding 20%. **PW to address.**
2. Request to allow townhome building separation of twenty feet (20') since all units will be sprinkled. **Staff supports**
3. Request to allow private roads with the 26' roadway section for alleys and the 56' roadway section through the townhome portion of the development. **PW to address.**
4. Request to omit masonry column requirement from residential garage doors to match residential elevations as shown on C4.00. **Staff supports**

5. Request to provide 6 bike racks of 5 spaces each thorough the multifamily development in lieu of 1 bike rack per multi-family residential building. **Staff supports.**
6. Request to omit the fence along the boundary of the multi-family residential development site and provide landscaping as an alternative measure. **Staff supports.**
7. Request to omit “C” buffer between RS-15 & RM-8 due to existing features along zoning line. **Staff supports but requests some enhanced landscaping in this area.**
8. Request to allow an access street to be stubbed at the property line. **PW to address.**
9. Request to deviate from the material standards to allow:
 - Fifty percent (50%) brick and/or stone on all facades. **Staff supports.**
 - Fifty percent (50%) secondary materials on all facades. **Staff supports, no vinyl or metal siding is allowed.**
 - No two house plan and elevation shall be sited and built next to one another. **Staff does not support**
 - No two house plan and elevation shall be sited and built across the street from one another. **Staff does not support.**
 - High visibility lots shall have 100% brick and/or stone. **Staff does not support.**
 - High visibility lots will not have a blank end facing the street side by including architectural features such as optional window packages and/or fireplaces. **Staff does support.**

Summary: The City’s future land use plan identifies the subject property as medium density and mixed use, the applicants request for multi-family is not supported by the plan. Should the property be annexed and rezoned, a final master development plan and preliminary plat shall apply with all applicable regulations other than any waivers approved.

Recommendation: Should the Planning Commission, make a positive recommendation to the Board of Commissioners for the land use amendment, annexation, plan of service, rezone and preliminary master development plan for Tillman Place, at 6235 Central Pk., please include the following conditions:

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.