



MEMORANDUM

Date: December 21, 2023

To: Luke Winchester, Chairman
and Planning Commission

From: Jennifer Hamblen, Planning Director
Jon Baughman, Deputy Planner

Re: Mt. Juliet Commons
PMDP PUD Amendment
Map - 053
Parcels – 109.00

Request: CSDG, on behalf of their client, requests an amendment to the Mt. Juliet Commons PUD at 12950 Lebanon Road in District 1 for a veterinary use.

Request: Requested is a veterinary office located adjacent to residentially zoned property, located in a three-tenant commercial building, center unit. This amendment is required due to the supplemental regulations for veterinary uses found in the zoning ordinance, described below.

History/Overview: The Mt. Juliet Commons PUD dates back to at least 2003 and is located at the Tate Lane and Lebanon Road intersection. The zoning is CG PUD and the specific lot in this PUD to which this request applies is approximately 0.53 acres. Proposed for the site is a 5,036sf multi-tenant commercial building, with one tenant being a veterinary office.

To the south and east of the commercial PUD are residentially zoned, occupied, single family properties, separated from PUD by an irregularly shaped residentially zoned buffer parcel. This buffer parcel surrounds 129, 131, 133 and 135 Tate Lane and is approximately 15' wide in the vicinity of the commercial building intended to house the veterinary use. The irregular parcel is owned by the Tate Lane HOA, and serves as the residential zoned property's perimeter buffer.

Given the irregular shape of the buffer parcel, the subject site (MJ Commons) and 129 Tate Lane touch at the Tate Lane right-of-way line, due to the buffer lot tapering to a point at this location. This presents an issue regarding compliance with supplemental provisions intended for veterinary uses, highlighted below.

Supplementary Regulations 3-104.7.2:

Animal care and veterinary services. In all districts where authorized as a use permitted with supplemental provisions (SUP), uses classified in the animal care activity type shall be subject to the following supplementary regulations:

- a. All animal care uses shall occur in completely walled and roofed structures, except that completely fenced exercise yards may be provided as specified in subpart b of this section, below.
- b. Exercise yards shall be completely fenced and screened from all abutting lots and streets. Exercise yards shall not be used for overnight accommodations. The use of exercise yards shall be restricted to the hours of 8:00 a.m. to 8:00 p.m.
- c. Animal care boarding facilities shall be restricted to domesticated animals that have an adult weight not exceeding 200 pounds.
- d. The design of animal care facilities shall provide for the off-street pickup and drop-off of animals.
- e. Animal care, veterinary office and services shall be strictly prohibited should the lot on which the facility is situated adjoin any residentially zoned property unless the residential property is unoccupied.

Summary: Given the circumstances presented by this request, staff requests the Planning Commission and Board of Commissioners review the proposal.

Recommendation: Staff recommends forwarding this request to the Board of Commissioners with a positive recommendation and the conditions below.

Planning and Zoning:

- 1. Outdoor animal care and veterinary uses shall not be permitted, add this note to the plans.
- 2. All activities shall be indoors. All other supplementary regulation in 3-104.7.2 shall be adhered to.

Public Works:

- 1. No Comments

West Wilson Utility District:

- 1. Does the water line on Tate Lane extend across this property as shown?