



Mt. Juliet, Tennessee

Planning Commission

Agenda

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

Thursday, July 17, 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 May 15, 2025, Mt. Juliet Regional Planning Commission Meeting.
- 6. Consent Agenda**
 - 6.A.** The Development Letter of Credit (SLC00005616) for Baird Farms Ph. 2B, in the amount of \$135,162.12, can be released.
 - 6.B.** The Development Letter of Credit (3045) for the Lynnhaven Subdivision, in the amount of \$97,440.00, can be released.
 - 6.C.** The Development Letter of Credit (90021036) for Walton's Grove Ph. 1, in the amount of \$277,113.71, can be released.
 - 6.D.** The Development Letter of Credit (90021037) for Walton's Grove Ph. 2, in the amount of \$135,458.72, can be released.
 - 6.E.** The Development Letter of Credit (90021038) for Walton's Grove Ph. 3A, in the amount of \$78,936.56, can be released.
 - 6.F.** The Development Letter of Credit (90359773) for Walton's Grove Ph. 3B, in the amount of \$158,479.72, can be released.
 - 6.G.** The Sewer Letter of Credit (55110053) for Walton's Grove Ph. 5, in the amount of \$179,638.50, can be released.

- 6.H. The Development Letter of Credit (55109884) for Walton's Grove Ph. 6, in the amount of \$119,043.36, can be released.
- 6.I. The Sewer Letter of Credit (55109885) for Walton's Grove Ph. 6, in the amount of \$49,656.00, can be released.
- 6.J. The Development Letter of Credit (70002814) for Wynfield Ph. 1, in the amount of \$316,978.17, can be released.
- 6.K. The Development Letter of Credit (70004987) for Wynfield Ph. 3, in the amount of \$285,372.59, can be released.
- 6.L. The Development Letter of Credit (70005283) for Wynfield Ph. 4, in the amount of \$378,972.33, can be released.
- 6.M. Review the Update to Article IV of the Subdivision Regulations.
- 6.N. Review the Site Plan for The Bradshaw Farms Amenity Area 2, located off Vivrett Ln.
- 6.O. Review the Final Plat for Walton's Grove Ph. 7B located on Beasley Boulevard.
- 6.P. Review the Final Plat for Elliot Reserve, located at 12440 & 12582 Lebanon Rd.
- 6.Q. Review the Final Plat for Windtree Pines Ph. 4B, located off Windtree Club Dr.
- 6.R. **Review the Rezone Request from OPS to CTC for the N. Mt. Juliet Rd. OPS Corridor, beginning at 1097 Weston Dr south to 656 N. Mt. Juliet Rd. along the west side of the road.
- 6.S. **Review the Rezone Request from RS-40 to RS-30 for 8790 Saundersville Rd.
- 6.T. Review the Preliminary Plat for Hamilton Reserve, located at 12465 Lebanon Rd.
- 6.U. Review the Preliminary Plat for Industrial Dr Storage, located at 335 Industrial Dr.
- 6.V. Review the Preliminary Plat for The Reserve at Tate Ln, located off Tate Ln.
- 6.W. Review the reconsideration of conditions for Beckwith Station, located at 225 Summit Blvd.
- 7. **Land Use Amendment, Preliminary Master Development Plan PUD**
 - 7.A. **Review the Land Use Plan Amendment for The Sutton, located between E Division St., Rutland Dr. and Golden Bear Gateway.

- 7.B. **Review the Preliminary Master Development Plan PUD with a rezone from OPS, OPS-PUD and RS-40 to CMU-PUD and RS-10-PUD for The Sutton, located between E Division St., Rutland Dr. and Golden Bear Gateway.
- 7.C. **Review the Preliminary Master Development Plan PUD with a Rezone from RS-20 to CTC-PUD for The Springs at Mt. Juliet, Located at 2937 Curd Rd.
- 8. **Site Plans**
 - 8.A. Review the Site Plan for Seven Brew, located at 11226 Lebanon Rd.
 - 8.B. Review the Site Plan for Industrial Dr Storage, located at 335 Industrial Dr.
- 9. **Final Master Development Plan**
 - 9.A. Review the Final Master Development Plan for The Reserve at Tate Ln, located off Tate Ln.
 - 9.B. Review the Final Master Development Plan Site Plan for Broadstone at McFarland Farms Ph. 1C, located at 5238 Old Lebanon Dirt Rd.
- 10. **Preliminary Plat**
 - 10.A. Review the Preliminary Plat for The Crye Property, located off Rehnea Dr and Graham Dr.
- 11. **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 #: 1310

Agenda Date: 7/17/2025

Agenda #: 5.A.

Title:

Review the Minutes from the May 15, 2025, Mt. Juliet Regional Planning Commission Meeting.



Mt. Juliet, Tennessee
Thursday, May 15, 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, 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, Todd Serbent, Traffic Engineer, Samantha Burnett, City Attorney

1. Call to Order

Chairman Winchester called the meeting to order.

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

2. Set Agenda

Chairman Winchester set the agenda item that item 6.D. be removed from Consent requested by Commissioner Art Giles. There were no objections.

3. Staff Reports

Staff reviewed their reports and updated the commission on projects.

4. Citizen's Comments

Joan Giltner 1409 Tate Ln spoke about item 10.A in support of the connection to Due West and Tate Ln. In Support of the original plan of a fence with the vegetative barrier and in support of 100% brick as well as a strict construction timeline.

Sharon Nowlin 1409 Tate Ln spoke about item 10.A. and the materials waiver proposed and in favor of the original approval.

Jim Hunter 1478 Tate Ln spoke about item 10.A and against the proposed privacy wall and in support of the connection to Due West.

5. Minutes Approval

5.A. Adopt the Minutes from the April 17, 2025, Planning Commission Meeting.

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: David Rast

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

Abstain: Commissioner Giles

6. Consent Agenda

Staff reviewed their reports and recommended approval and positive recommendations with the conditions listed and answered questions from the commission.

There were no citizen comments.

Chairman Winchester closed the Planning Commission Meeting and opened a Public Hearing for items 6.C, 6.H & 6.I. There were no citizen comments. Chairman Winchester closed the Public Hearing and reopened the Planning Commission Meeting.

6.A. The Sewer Letter of Credit (55110653) for Enclave at Providence Central in the amount of \$120,619.50 can be released.

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Larry Searcy

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

Absent: Floyd

6.B. The Sewer Letter of Credit (700005284) for Wynfield Ph. 4 in the amount of \$131,724.00 can be released.

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Larry Searcy

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

Commissioner Bulmon, Commissioner Giles, and Commissioner Armistead

Absent: Floyd

6.C. Review the Final Plat for Benders Cove Ph. 1, located off Benders Ferry Rd.

Planning and Zoning:

1. All conditions of ordinance 22-27 shall be adhered to.
2. Provide perimeter landscaping around detention/retention ponds.

Public Works:

1. Ensure all plat certificates match verbiage from the Land Development Code.
Signing of the final plat can be delayed and final plat returned to applicant for revision if verbiage does not match the Code.
2. All punch list items from Public Works/Utilities must be completed prior to the signing of the final plat.
3. Reference any recorded sewer easements in this phase of construction.
4. CO requirements associated with this phase of construction (all to be done by the 1st CO):
 - a. Provide full 3-lane section on Bender's Ferry Road along the project frontage
 - b. Widen Benders Ferry to 3 lanes (33' wide) from Lebanon Road to the southern boundary of the site.
 - c. Provide a dedicated, southbound right turn lane on Benders Ferry Road at Lebanon Road to allow for separate left, through, and right-turn lanes.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. If the water lines are shown where they are actually located, one should be prepared to relocate them.
2. A review will be conducted when the water lines are shown in the correct location.

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Larry Searcy

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

Absent: Floyd

- 6.E.** Review the Site Plan for Legacy 5 MOB located at 113 Bear Crossing.
Staff reviewed their reports and answered questions from the commission.

Planning and Zoning:

1. All requirements of 6-103.7 shall be adhered to.
2. All brick shall be clay, baked and individually laid.
3. Wall mounted utility and meter equipment shall be painted to match the building façade upon which it is affixed to.
4. Poles and bollards used for signage shall be painted black or a complimentary muted color. Galvanized channel posts are not permitted.
5. Poles used for parking lot lighting fixtures shall be painted black or a complimentary muted color and located in yards or planting beds and not in parking areas or drive aisles.
6. Provide a decorative trash can and bike rack at the front of the building. Details provided but location not verified.
7. Provide crosswalk striping in the parking lots to provide safe pedestrian pathways throughout the site. Specifically by the southeast entrance near the dumpster, at Bear Xing entrance, and the north entrance.
8. HVAC equipment shall be adequately screened by masonry walls complimentary to the building and dumpster enclosure.
9. Landscape plan comments are via separate cover and shall be addressed prior to the submittal of construction documents.
10. Detention/retention ponds shall be screened with adequate vegetation.
11. Signage shall be reviewed via a separate application to the Planning Department. No variance is requested for any additional signage.
12. When the final plat is submitted, please show the cross access easement to Lots 4 and 6. __

Public Works:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. 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.
3. TN Rule 400-10-.04 need at construction plans.
4. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
5. Sewer availability requested.
6. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
7. Additional ADA spaces may be needed depending on the type of medical office.

Wilson County Schools:

- 1.No comments provided.

West Wilson Utility District:

1.The WWUD has no comments.

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Larry Searcy

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

Absent: Floyd

6.F. Review the Final Master Development Plan for Silver Springs Ph. 8-13 located on Karen Drive.

Planning and Zoning:

1. All conditions of Ordinance 2025-04 shall be adhered to.
2. All requirements of article 5-104, single family residential guidelines, shall be adhered to, excepting any waivers granted via ordinance 2025-04.
3. Two car, street-facing garages shall include two doors separated via a masonry column.
4. Driveways shall be at least 22' long and 18' wide.
5. Landscape plan comments are via separate cover, all comments shall be addressed prior to submitting construction plans to Public Works.
6. Provide enhanced landscaping around the pump station.
7. All detention/retention areas shall have their perimeter screened with vegetation.
8. Provide a development timeline in the plan set.
9. Provide elevations for all sides of the homes.
10. Brick shall be clay, baked and individually laid.
11. Stone shall be individually laid.
12. For all wet ponds, please include aeration with lighted fountains.
13. All landscape buffers shall be located in open space and maintained by the HOA, add a note.
14. The mail kiosk shall be covered, well-lit and include at least one designated parking space.
15. Provide decorative streetlighting through the subdivision within the new phases.

Public Works:

1. Previously approved PMDP/PUD conditions apply.
2. Provide drainage report for preliminary review to remain on the May 2025 Planning Commission agenda.
3. Provide profiles for the sewer mains.
4. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
5. A construction entrance shall be provided to Lebanon Road.
6. The sidewalks for these phases must connect to the existing sidewalks on Mill Cove

- Road.
7. The temporary turnaround on Mill Cove Road shall be removed when the street is extended.
 8. Curb ramps shall be included at all intersections at construction plan review.
 9. The grades of all roads and intersections will be evaluated during construction drawing review.
 10. The shared-use path on Bender's Ferry Road shall be constructed prior to the 35th CO._

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

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

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Larry Searcy

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

Absent: Floyd

6.G. Review the Preliminary Plat for Silver Springs Ph. 8-13 located on Karen Drive.

Planning and Zoning:

1. All conditions of Ordinance 2025-04 shall be adhered to.
2. All requirements of article 5-104, single family residential guidelines, shall be adhered to, excepting any waivers granted via ordinance 2025-04.
3. Two car, street-facing garages shall include two doors separated via a masonry column.
4. Driveways shall be at least 22' long and 18' wide.
5. Landscape plan comments are via separate cover, all comments shall be addressed prior to submitting construction plans to Public Works.
6. Provide enhanced landscaping around the pump station.
7. All detention/retention areas shall have their perimeter screened with vegetation.
8. Provide a development timeline in the plan set.
9. Provide elevations for all sides of the homes.
10. Brick shall be clay, baked and individually laid.
11. Stone shall be individually laid.
12. For all wet ponds, please include aeration with lighted fountains.
13. All landscape buffers shall be located in open space and maintained by the HOA, add a note.

14. The mail kiosk shall be covered, well-lit and include at least one designated parking space.
15. Provide decorative streetlighting through the subdivision within the new phases.

Public Works:

1. Previously approved PMDP/PUD conditions apply.
2. Provide drainage report for preliminary review to remain on the May 2025 Planning Commission agenda.
3. Provide profiles for the sewer mains.
4. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
5. A construction entrance shall be provided to Lebanon Road.
6. The sidewalks for these phases must connect to the existing sidewalks on Mill Cove Road.
7. The temporary turnaround on Mill Cove Road shall be removed when the street is extended.
8. Curb ramps shall be included at all intersections at construction plan review.
9. The grades of all roads and intersections will be evaluated during construction drawing review.
10. The shared-use path on Bender's Ferry Road shall be constructed prior to the 35th CO._

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

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

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Larry Searcy

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

Absent: Floyd

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

Planning and Zoning:

1. Provide an address for the new lot.
2. Add right-of-way dedication to the purpose statement.
3. Remove note #13, this is not required for accessory structures.
4. Planning Commission Secretary will not sign the plat until the associated rezone has

passed the 2nd reading with the Mt. Juliet Board of Commissioners.

Planning and Zoning:

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.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. No comments.

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Larry Searcy

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

Absent: Floyd

- 6.I.** **Review the Annexation request, including a Plan of Services for S. Greenhill Road from near Map 053, Parcel 152.00 to near Map 053, Parcel 153.00.

A motion was made by Commissioner George, seconded by Commissioner Searcy, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 6/9/2025. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Larry Searcy

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

Absent: Floyd

- 6.J.** 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 6-102A, USES PERMITTED IN COMMERCIAL AND MIXED-USE DISTRICTS, TO INCLUDE SINGLE FAMILY AND DUPLEX DWELLINGS IN MIXED USE PLANNED UNIT DEVELOPMENTS

A motion was made by Commissioner George, seconded by Commissioner Searcy,

that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 6/9/2025. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Larry Searcy

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

Absent: Floyd

Final Plat

6.D. AN ORDINANCE AUTHORIZING THE ABANDONMENT OF A PORTION OF THE EXISTING R-O-W OF 2ND AVENUE SOUTH AND ACCEPTANCE OF A PORTION OF MT. JULIET CHURCH OF CHRIST PROPERTY, BOTH LOCATED AT 1940 NORTH MT. JULIET ROAD, MAP 055, PARCEL 95.00.

Staff reviewed their reports and answered questions from the commission.

Jon Baughman stated that this is a recommendation item to the BOC because of the ROW abandonment.

Tim Martin, 1940 NMJR represented the project.

There were no Citizen Comments. Chairman Winchester closed the Planning Commission Meeting and opened a Public Hearing. There were no citizen comments. Chairman Winchester closed the Public Hearing and reopened the Planning Commission Meeting.

Planning and Zoning:

1. Revise the title of the plat to accurately reflect what is accomplished with this plat.
2. There are two “lot 2’s”, revise to include “lot 3”.
3. Revise the purpose statement to include the access easement and consolidation of two lots.
4. Add note that states “Should it be determined that the section of bridge, located in the southeast corner of the property, is owned by the Mt. Juliet Church of Christ, owner agrees to dedicate said portion to the City of Mt. Juliet.”

Public Works:

1. Ensure all plat certificates match verbiage from the Land Development Code. Signing of the final plat can be delayed and final plat returned to applicant for revision if verbiage does not match the Code.
2. ROW abandonment is subject to review and approval by the Board of Commissioners.
3. Add note that states that all PUDE’s outside the public ROW are not the maintenance responsibility of the City of Mt. Juliet.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. Add the following note: All West Wilson utility District public water lines have a 20' wide easement, said easement being 10' each side of the centerline of the water line.
2. The water line shown on 2nd Avenue does not exist as shown.

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

A motion was made by Commissioner Giles, seconded by Vice Chair Rast, that this

Final Plat be given a positive recommendation subject to the conditions listed below. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Art Giles

SECONDER: David Rast

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

Absent: Floyd

7. Rezone

7.A. AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 718 MONTICELLO DRIVE, APPROXIMATELY 16 ACRES, MAP 076, PARCEL 41.01 FROM RS-40 TO AR-40

Staff reviewed their reports recommending a positive recommendation to the BOC and answered questions from the commission. There were no citizen comments.

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to AR-40 zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

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

RESULT: **POSITIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Linda Armistead

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

Absent: Floyd

8. Site Plans

8.A. Review the Site Plan for JAM Enterprises, LLC located at 15239 Lebanon Road.

Staff reviewed their reports and answered questions from the commission.
Shane Shamanur stated the city will not serve this development with sewer.
Neal Hall, Para Design, 145 Bear Xing, represented the project.
Art Giles spoke in favor of the sidewalk.
Preston George agreed a sidewalk is not justified in this area.

There were no citizen comments

Planning and Zoning:

1. All requirements of 6-103.7 shall be adhered to, excepting any waivers granted.
2. All brick shall be clay, baked and individually laid.
3. All stone shall be individually laid.
4. Wall mounted utility and meter equipment shall be painted to match the building façade upon which it is affixed to.
5. Poles and bollards used for signage shall be painted black or a complimentary muted color. Galvanized channel posts are not permitted.
6. Poles used for parking lot lighting fixtures shall be painted black or a complimentary muted color and located in yards or planting beds and not in parking areas or drive aisles.
7. HVAC equipment shall be adequately screened by masonry walls complimentary to the building and dumpster enclosure.
8. Provide a decorative trash can and bike rack at the front of the building. Details provided but location not verified.
9. Landscape plan comments are via separate cover and shall be addressed prior to the submittal of construction documents to Public Works.
10. Combustible materials (i.e., mulch) shall not be placed within 3' of the building and in planting beds.
11. Privacy fencing shall be opaque and of a low maintenance material.
12. Provide details of all proposed fencing.
13. Signage shall be reviewed via a separate application to the Planning Department. No variance is requested for any additional signage.
14. Submit a final plat to establish the lot and easements.
15. Revise the photometric plan to read 0.0 at all property lines shared with residential uses.
16. The Planning Commission granted a waiver to 6.103.7 - to allow up to 50% of secondary materials (i.e., PEMB metal panels) on the sides and rear of the building.

Public Works:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. If wet ponds are used, aeration shall be provided.
3. Stormwater: Rule 400-10-.04 need at construction plans, 100-year storm for detention.

4. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
5. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
6. Sewer availability requested.
7. The Planning Commission granted a waiver to 6-103.7 - to waive the sidewalk along the roadway right of way, based on the constraints along Lebanon Road.
8. Sidewalks abutting parking shall be 7 ft wide.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. Depending on the service sizes the tap configuration may change to separate taps off the main.

A motion was made by Commissioner George, seconded by Commissioner Armistead, that this Action Item be approved subject to the conditions and waivers listed below. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Preston George

SECONDER: Linda Armistead

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

Nay: Commissioner Giles

Absent: Floyd

- 8.B.** Review the Site Plan for Boho Beauty located at 330 W. Division Street. Staff reviewed their reports recommending approval with conditions listed and answered questions from the commission. Preston George, supported sidewalk waiver. Art Giles, against waiver for no sidewalk. David Rast questioned the excess parking spaces, with impervious surface concerns.

Jake Porter, Heritage Civil, 2055 NMJR represented the project. Winchester on Condition 4, Keep dumpster where proposed on the plans

There were no citizen comments.

Planning and Zoning:

1. All requirements of 6-103.7 shall be adhered to, excepting any waivers granted.

2. All brick shall be clay, baked and individually laid.
3. Provide a decorative trash can and wave style bike rack at the front of the building. Location is provided however details have not been provided as to the style/design.
4. Landscape plans shall be approved before submitting construction drawings to Public Works.
5. Add heavier screening via plantings around the detention pond fronting 4th Avenue and West Division Street.
6. Signage shall be reviewed via a separate application to the Planning Department. No variance is requested for any additional signage.

Public Works:

1. Construction-related activities are not allowed to park/stage at Eagle Park.
2. Coordinate with the railroad (if applicable) since proposed work is near their ROW.
3. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
4. If wet ponds are used, aeration shall be provided.
5. Stormwater: Rule 400-10-.04 need at construction plans, 100-year storm for detention.
6. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
7. Updated sewer availability has been requested.
8. Do not install EPSC measures in existing landscaping being preserved as a buffer.
9. Note plans to use pervious pavers as the use of pervious pavement will not be allowed.
10. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
11. Staff recommends the 4th Avenue exit have no turn restrictions.
12. DO NOT ENTER signs shall be installed facing 4th Avenue.
13. The Planning Commission granted a waiver to 6-103.7 - to waive the sidewalk along 4th Avenue due to the proximity to the railroad tracks and the geometry of the road north of the property line.
14. The crosswalk across the W. Division St entrance shall at least match the width of the shared use path.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. The existing water meter will need to be terminated by WWUD there will be a fee associated with this. Coordinate with WWUD.
2. The proposed service up to and including the meter will be installed by WWUD once fees are paid and the location of the proposed meter is to grade.

A motion was made by Commissioner George, seconded by Vice Chair Rast, that this Action Item be approved subject to the conditions and waivers listed below. The motion carried by the following vote:

RESULT: APPROVED

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

9. Mass Grading

- 9.A.** Review the Mass Grading plan for Reserve at Tate Lane located on Tate Lane. Staff reviewed their reports recommending approval with the conditions listed and answered questions from the commission.
Joe Wozniak, 211 Paul Dr. Spoke out about storm water runoff concerns related to this project.
Joan Giltner1409Tate Lane spoke out about drainage and storm water concerns.

Planning and Zoning:

- 1.Preserve as many trees as possible. Provide a tree preservation plan if any of the existing vegetation is to be used for landscape code requirements.
2. The preliminary master development plan shall be approved by the Board of Commissioners before the permit to grade is issued.

Public Works:

- 1.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.
2. Mass Grading - Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review..
3. Do not install EPSC measures in existing landscaping being preserved as a buffer.
4. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.

Wilson County Schools:

- 1.No comments provided

West Wilson Utility District:

- 1.If WWUD has a water line easement, how can one change that to a Landscape Buffer?
2. The WWUD easement will remain.
3. The proposed culverts are within 10' of the water line. They will have to move.
4. Water lines shown are not WWUD's design.
5. Mass Grading - On should coordinate with WWUD to verify the depth of the water line where the proposed road goes in. There appears to be a 2' to 3' cut over the

water line.

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Luke Winchester

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

Absent: Floyd

Abstain: Commissioner Giles

- 9.B.** Review the Mass Grading for Hamilton Reserve located at 12465 Lebanon Road. Staff reviewed their reports recommending approval subject to conditions listed and answered questions from the commission.

Jake Porter, Heritage Civil 2055 NMJR represented the project. Stated the purpose of the grading is to use excess materials from a neighboring project to make 12465 a more attractive developable lot.

There were no citizen comments.

Planning and Zoning:

1. No Comments

Public Works:

1. 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.
2. Do not install EPSC measures in existing landscaping being preserved as a buffer.
3. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
4. Provide a “No Rise” Certificate and calculations to prove no adverse impact downstream before land disturbance can begin.
5. Provide appropriate cut / fill calculations for any work on-site dealing with Zone “AE”.
6. Provide the Engineering Department with a completed Floodplain Permit for City sign-off before land disturbance can begin.
7. Coordinate with staff on grading inside the public ROW. Any grading within the ROW shall be compatible with the Lebanon Road Phase 3 sidewalk project.
8. The lot lines shown do not match the Wilson County Tax Assessor data.

9. Approvals from MTE and WWUD shall be provided prior issuance of the Land Disturbance Permit.
10. No construction traffic shall be permitted on Market Place.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

2. Existing water valves and fire hydrant will have to be adjusted due to grade change.
3. The final grading shall not result in having a depth of water line to finish grade of greater than 10'.
4. Material place within WWUD's easement shall be in accordance with WWUD specifications.

A motion was made by Vice Chair Rast, seconded by Commissioner Armistead,

that this Action Item be approved. The motion carried by the following vote:

RESULT: APPROVED

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

Nay: Commissioner Searcy, Commissioner George, and Commissioner Giles

Absent: Floyd

10. Preliminary Master Development Plan

10.A. AN ORDINANCE TO REAPPROVE THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR RESERVE AT TATE LANE, FORMERLY KNOWN AS LYNN HAVEN PHASE III, APPROXIMATELY 18.5 ACRES OF PROPERTY ON TATE LANE, MAP 073, PARCELS 22.00, 22.07, 22.12, 22.13, 22.14, 22.15, 22.16

Staff reviewed their reports recommending a positive recommendation to the Board of Commissioners and answered questions from the commission.

Jake Porter, Heritage Civil, 2055 NMJR, represented the project. agreed to remove the speed table, open to 6' sidewalks.

Steve Griffith, 1614 Tate Lane, represented the development

Jon Baughman, connection to due west supported, staff would rather see original buffer design, not the proposed wall.

PW#7 if it connects to due west roads have to be public. if it does not connect roads to be private.

JB LS buffers be put in open space

AG, 6ft sidewalk on Tate Ln

LW, remove speed table on Tate Ln at RR Xing, Todd Serbent, would removal of speed table need to be approved by traffic commission? BOC has authority to

remove, enhance crosswalk protections when speed table is removed
PG, don't need access to Due West
LA, wants a connection to Due West, 90% brick, against wall, landscape buffer at the rear of the lots, fence is acceptable so long as there is landscaping
SB, clarified 100% locked in with zoning # of units, lot size, etc., design standards are not locked in. Suggest vote 1 by 1 on waivers and variances.
Chad Potts 1660 Tate Lane, spoke out in favor of connecting to due west.
LW, 65/35 Building materials

Planning and Zoning:

1. All waivers are subject to the Planning Commission and Board of Commissioners approval.
2. All requirements of article 5-104, single family residential guidelines, shall be adhered excepting any waivers granted.
3. Two car garage doors shall be separated by a masonry column per 5-104.4.
4. Low maintenance materials are required for all the fencing proposed.
5. Brick shall be clay, baked and individually laid.
6. Stone shall be individually laid.
7. Vinyl and metal shall not be utilized for secondary façade materials.
8. For all wet ponds include aeration with lighted fountains.
9. Signage is to be reviewed via a separate application to the Planning Department.
10. Add additional amenity features for the open space area, such as a dog park or playground equipment.
11. Remove the landscape buffers from individual lots and place in open space.
12. Provide landscaping around the perimeter of the retention and detention ponds.
13. Add a note stating all landscape buffers shall be located in open space and be maintained by the HOA.
14. The mail kiosk shall be covered and lighted.
15. Driveways shall be at least 22' long and 18' wide.
16. Provide decorative streetlighting at the entrance and throughout the subdivision.
17. Decorative fixtures and poles are required for any outdoor lighting.
18. Incorporate sod where appropriate.
19. Staff does not support the concrete perimeter wall.
20. The Planning Commission supported a waiver to 5-103, allowing for 10' side yard setbacks.
21. The Planning Commission supported a waiver to 5-103, allowing for the minimum lot width at the building line to be 70'.
22. The Planning Commission supported a waiver to 5-103, allowing for 35% maximum lot coverage.
23. The Planning Commission did not support the waiver to 5-104.4 single family residential design standards - requesting cumulative 50% masonry and 50% secondary materials for each home façade.

Public Works:

1. 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.

2. Do not install EPSC measures in existing landscaping being preserved as a buffer.
3. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
4. If wet ponds are used, aeration shall be provided.
5. Stormwater: Rule 400-10-.04 need at construction plans, 100-year storm for detention.
6. Roadway variances and waiver requests:
 - a. The Planning Commission supported the request to allow private roads (Sub Reg 4-103.3)
 - b. The Planning Commission supported the request to waive the future transportation plan connection to Due West Drive
 - c. The Planning Commission supported the request to exceed cul-de-sac length and unit count (Sub Reg 4-104.4) conditionally that the street is classified as an access street.
 - d. The Planning Commission supported the request that all roads to have a design speed of 25 mph (Sub Reg 4-104.4)
7. The development shall maintain adequate intersection sight distance at all times at the project entrance. The amount of proposed cut at the entrance restricts sight distance. Updated sight distance profiles will be required at FMDP.
8. Improvements to Tates Ln are subject to review and approval by the Wilson County Road Commission. Provide staff with approved plans at construction plan review.
9. Sidewalk along the Tates Ln frontage shall be installed outside of the ROW and be

the maintenance responsibility of the HOA.

10. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
11. Grinders or on-site step systems will not be allowed for this development.
12. All sewer mains (minus laterals) shall be public and within a 20' (minimum) easement.
13. Sewer availability has been requested.
14. Flare the on-street parking stalls.
15. Street grades shall be reviewed at construction drawings.
16. Developer shall remove speed table on Tate Lane north of railroad crossing.
17. Provide enhanced crosswalk protections where the Division St. Greenway Trail crosses Tate Ln.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. 2. If WWUD has a water line easement, how can one change that to a Landscape Buffer?
2. The WWUD easement will remain.
3. The proposed culverts are within 10' of the water line. They will have to move.
4. Water lines shown are not WWUD's design.
5. Mass Grading - On should coordinate with WWUD to verify the depth of the water

line where the proposed road goes in. There appears to be a 2' to 3' cut over the water line.

A motion was made by Commissioner George, seconded by Vice Chair Rast, that this Ordinance be recommended for approval subject to the conditions and waivers listed below. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: David Rast

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

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

Absent: Floyd

Absent: Floyd

Abstain: Commissioner Armistead

Abstain: Commissioner Armistead

Enactment No: 2025-30

11. Adjourn

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

RESULT: APPROVED

MOVER: David Rast

SECONDER: Rebecca Christenson

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

Absent: 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, Chairman

Tyler Gutierrez, Secretary



Mt. Juliet, Tennessee

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

Staff Report

File #: 1312

Agenda Date: 7/17/2025

Agenda #: 6.A.

Title:

The Development Letter of Credit (SLC00005616) for Baird Farms Ph. 2B, in the amount of \$135,162.12, can be released.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1313

Agenda Date: 7/17/2025

Agenda #: 6.B.

Title:

The Development Letter of Credit (3045) for the Lynnhaven Subdivision, in the amount of \$97,440.00, can be released.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1314

Agenda Date: 7/17/2025

Agenda #: 6.C.

Title:

The Development Letter of Credit (90021036) for Walton's Grove Ph. 1, in the amount of \$277,113.71, can be released.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1315

Agenda Date: 7/17/2025

Agenda #: 6.D.

Title:

The Development Letter of Credit (90021037) for Walton's Grove Ph. 2, in the amount of \$135,458.72, can be released.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1316

Agenda Date: 7/17/2025

Agenda #: 6.E.

Title:

The Development Letter of Credit (90021038) for Walton's Grove Ph. 3A, in the amount of \$78,936.56, can be released.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1317

Agenda Date: 7/17/2025

Agenda #: 6.F.

Title:

The Development Letter of Credit (90359773) for Walton's Grove Ph. 3B, in the amount of \$158,479.72, can be released.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1318

Agenda Date: 7/17/2025

Agenda #: 6.G.

Title:

The Sewer Letter of Credit (55110053) for Walton's Grove Ph. 5, in the amount of \$179,638.50, can be released.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1319

Agenda Date: 7/17/2025

Agenda #: 6.H.

Title:

The Development Letter of Credit (55109884) for Walton's Grove Ph. 6, in the amount of \$119,043.36, can be released.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1320

Agenda Date: 7/17/2025

Agenda #: 6.I.

Title:

The Sewer Letter of Credit (55109885) for Walton's Grove Ph. 6, in the amount of \$49,656.00, can be released.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1321

Agenda Date: 7/17/2025

Agenda #: 6.J.

Title:

The Development Letter of Credit (70002814) for Wynfield Ph. 1, in the amount of \$316,978.17, can be released.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1322

Agenda Date: 7/17/2025

Agenda #: 6.K.

Title:

The Development Letter of Credit (70004987) for Wynfield Ph. 3, in the amount of \$285,372.59, can be released.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1323

Agenda Date: 7/17/2025

Agenda #: 6.L.

Title:

The Development Letter of Credit (70005283) for Wynfield Ph. 4, in the amount of \$378,972.33, can be released.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1311

Agenda Date: 7/17/2025

Agenda #: 6.M.

Title:

Review the Update to Article IV of the Subdivision Regulations.



. M E M O R A N D U M

Date: June 20, 2024

To: Luke Winchester, Chairman
and Planning Commission

From: Shane Shamanur, PE
Director of Engineering

Re: Update to the Development Code Subdivision
Regulations Article IV

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

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

Sec 4-102. – Lot requirements

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

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

Sec 4-103. – Streets and pedestrian ways

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

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

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

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

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

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

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

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

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

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

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

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

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

Sec 4-104. – Functional design criteria

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

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

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

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

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

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

Table 1. Approximate Trip Generation Rates

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 1. General Design Standards for Streets

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

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

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

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

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

Table 2. Minimum Intersection Sight Distance

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

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

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

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

Minimum Deceleration Lengths

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

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

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

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

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



Mt. Juliet, Tennessee

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

Staff Report

File #: 1307

Agenda Date: 7/17/2025

Agenda #: 6.N.

Title:

Review the Site Plan for The Bradshaw Farms Amenity Area 2, located off Vivrett Ln.



MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

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

Request: Ragan Smith, on behalf of Pulte Homes, requests site plan approval for the second amenity center in Bradshaw Farms, located off Beckwith Road. This subdivision connects with Jackson Hills to the West. Bradshaw Farms is in District 3.

History: The Bradshaw Farms subdivision was annexed and rezoned in 2020. A preliminary master development plan was approved by the Board of Commissioners (Ordinance 2020-05). Final master development plan and preliminary plats have been approved since. The PUD includes two base zoning districts, RM-8 and RS-15. Per the conditions of the PMDP, the first amenity center was required to be operational by the 75th certificate of occupancy and a site plan has already been approved (twice, due to expiring). This plan is for the second amenity area.

Bulk Regulations: The plan is compliant with bulk regulations, including setbacks, lot coverage and impervious surfaces. The building height is 23'-8'.

Parking: The main amenity area has 15 parking spots provided (14 required) including two ADA accessible spaces. The mail kiosk includes designated parking (10 spaces, one ADA accessible). The parking spaces are adequately sized (9'x17.5') and the drive aisles meet code at 26' wide. Wheel stops are not proposed and ADA signage is placed in bollards. The parking area are well lighted.

Pedestrian Access: Sidewalk connections are provided from the right-of-way to the amenity area. Sidewalk is widened to 7' or 8' where adjacent to vehicle parking to allow access with vehicle overhang.

Building Design: Supplied elevations and renderings indicate a primarily masonry structure, with at least 70% masonry per building façade. The height of the building is 23'-8", under the maximum of 35' permitted. The building includes a covered patio area and fireplace. Screen the condenser unit with vegetation or masonry. The elevations do not show wall mounted exterior lighting fixtures, but if they are used they shall be a decorative sconce variety, wall pack are not permitted.

Amenities: The amenities included are a 2,830sf building with fitness equipment and covered patio, two pickleball courts, shade structure, swings, fire pit, garden area, sitting areas, 300 linear feet of boardwalk over a wetland area, and 3,075 linear feet of mowed walking trails. Staff appreciates the trail connections to the subdivision's sidewalk network.

The pickleball courts are enclosed with black vinyl coated chain link fencing with an 80% opaque windscreen. Staff supports the use of this fencing material in this instance.

Landscaping: The landscape plans are currently under review and comments will come under separate cover. Any deficiencies shall be addressed prior to submitting construction plans to Public Works. Do not use mulch or any flammable material within 3' of any structure.

Other: The photometric plan indicates low levels of light bleed at the property line where adjacent to residential units, revise to zero in these areas for both the amenity area and the mail kiosk area. The plan shows a bike rack and trash can, per code requirements, and details. Parking area lighting fixtures are decorative and mounted to decorative poles.

Per the requirements of preliminary master development plan approval, the mail kiosk and parking has been relocated from the amenity center to a street-side location along Vanner Road. A detail of the mail kiosk is not provided; it shall be covered and lighted. Signage is mounted to black, powder coated, poles.

Summary: This submittal is for the second amenity area in Bradshaw Farms. Outstanding items are minor and may be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the site plan for the Bradshaw Farms Amenity Center #2, subject to the following conditions:

Planning and Zoning:

1. All conditions of Ordinance 2020-05 shall be adhered to.
2. Light bleed along the edges of the site adjacent shall be zero where adjacent to residential for both the amenity area and the mail kiosk.
3. Provide details of the mail kiosk with construction plan submittal, it shall be covered and lighted.
4. All landscaping plan comments shall be addressed before submitting construction plans to Public Works.
5. Provide grass or other non-combustible materials in lieu of mulch within 3 ft of the building.
6. All brick shall be clay, baked and individually laid.
7. Stone shall be individually laid.
8. Should wall mounted exterior lighting fixtures be used on the building they shall be decorative sconce type.

Engineering:

1. Landscaping plans shall be approved before the issuance of the erosion control permit.

2. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
3. The ADA parking space shall be located as close to the mail kiosk as feasible.
4. 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.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Recieved



Mt. Juliet, Tennessee

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

Staff Report

File #: 1220

Agenda Date: 7/17/2025

Agenda #: 6.O.

Title:

Review the Final Plat for Walton's Grove Ph. 7B located on Beasley Boulevard.



MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Walton's Grove Phase 7B
Final Plat
Map - 95
Parcel(s) – 037.15

Request: Wilson and Associates, on behalf of their client, Meritage Homes of Tennessee Inc., requests final plat approval for 36 single-family residential lots, open space and associated improvements in Phase 7b of the Walton's Grove subdivision located in District 4.

History: The preliminary master development plan for the Walton's Grove (formerly Beckwith Place) PUD was approved by the Board of Commissioners via ordinance 2015-11 on March 23, 2015. The total number of lots for the entire development is 427. The zoning is RS-15, PUD. A preliminary plat was approved by the Planning Commission in 2019, and work has progressed since that time.

Analysis: The property is zoned RS-15 PUD. This phase includes 14 acres, 6.2 acres of which are open space. Building setbacks are 20' front, 20' rear and 6' sides. The PUD was approved with sidewalk on one side of the street. All open space, common areas and landscape buffers are noted to be maintained by the HOA. Critical façade lots are identified. Addresses are provided. This phase includes a portion of 10' wide concrete trail.

Summary: The applicant has worked with staff to address concerns. The final plat is substantially compliant with the previously approved preliminary master development plan and preliminary plat. Ant remaining issues are minor and may be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Walton's Grove Phase 7B, 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.

Public Works:

1. All punch list items 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. 10' walking trail shall be completed prior to the signing of the final plat.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1298

Agenda Date: 7/17/2025

Agenda #: 6.P.

Title:

Review the Final Plat for Elliot Reserve, located at 12440 & 12582 Lebanon Rd.



MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

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

Request: Heritage Civil, on behalf of their client, Elliott Reserve Partners, LLC., is seeking final plat approval for the Elliott Reserve mixed-use project, located at 12440 and 12582 Lebanon Rd. This is in District 1.

Analysis: A preliminary master development plan was approved by the Board of Commissioners in 2024 via ordinance 2024-41. A preliminary plat with 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 was approved by the Planning Commission in 2025. The zoning is CMU-PUD and the total area included is 22.68 acres. This final plat is for four lots, further subdivision will likely occur at a future date.

Lot 1: 12.38ac
Lot 2: 1.50ac
Lot 3: 1.54ac
Lot 4: 3.77ac
Open Space: 3.43ac
R-O-W: 0.06ac

Building setbacks are correctly rendered. The final plat includes a cross-access easement along the Lebanon Road frontage as well as various utility easements.

Summary: The applicant has addressed the final plat checklist items and comments received from previous reviews. Any outstanding issues may be addressed via the conditions of approval below.

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

Planning and Zoning:

1. Provide addresses before recording the final plat.

Engineering:

1. No comments

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1309

Agenda Date: 7/17/2025

Agenda #: 6.Q.

Title:

Review the Final Plat for Windtree Pines Ph. 4B, located off Windtree Club Dr.



MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Windtree Pines Ph. 4B
Final Plat
Map - 049
Parcel(s) – 76.00

Request: Submitted by Wilson and Associates, on behalf of the owner Beazer Homes, the applicant seeks final plat approval for phase 4B in the Windtree Pines PUD off Nonaville Road, in District 1. Phase 4B includes 48 single family home lots, three open space areas and associated improvements.

Analysis: Windtree Pines is located on the east side of Nonaville Road, the site of the former golf course. A rezone and preliminary master development plan was approved in 2021 via ordinance 21-11, including both RS-20 and RM-8 base zoning districts. The entire PUD includes 193 acres and 423 units.

Phase 4B is zoned RS-20 PUD and will include 18.64 acres (4.2 acres of R-O-W and 2.2 acres of open space). Setbacks are 30' front, 20' rear and 6' side per the original PUD approval. This phase includes lots 75-122 ranging in size between 7635.09sf and 21248.46sf. Sidewalks are shown on both sides of the streets except the portion of Windtree Club Drive where the stub reaches Paradise Drive. Addresses are provided. Critical façade lots are identified.

Summary: The applicant has worked with staff to address the comments previously provided following OTR. The remaining comments are minor and found in the conditions below.

Recommendation: Staff recommends approval of the final plat for Windtree Pines, Phase 4B, subject to the following conditions:

Planning and Zoning:

1. All conditions of Ordinance 2021-11 shall be adhered to.
2. Building permits shall not be pulled until the final plat is recorded.
3. Remove individual homeowner from note #14, buffer yards shall be the responsibility of the HOA only.
4. Revise the language in the recording signature block to reflect what is found in the City's subdivision regulations.

5. Remove the drainage easement from the building envelope on lot 82.
6. Provide sidewalk along both sides of Windtree Club Drive.

Engineering:

1. All punch list items 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. The surveyor shall sign the plat.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1304

Agenda Date: 7/17/2025

Agenda #: 6.R.

Title:

**Review the Rezone Request from OPS to CTC for the N. Mt. Juliet Rd. OPS Corridor, beginning at 1097 Weston Dr south to 656 N. Mt. Juliet Rd. along the west side of the road.



MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: N. Mt. Juliet Road, OPS to CTC Corridor
656 -904 N. Mt. Juliet Rd., 1316 – 1323 Clearview Dr., &
1097 Weston Dr.
Rezone
Map – 077H, Group - C
Parcel(s) – 002.00, 003.00, 004.00, 005.00, 006.00, 008.00,
009.00, 010.00, 011.00, 012.00 & 013.00
Map – 077H, Group – B
Parcel(s) – 001.00
Map – 077
Parcel, 028.02

Request: On behalf of Commissioner Art Giles, a request has been made to rezone several properties located along the N. Mt. Juliet Road corridor from OPS to CTC. The properties are shown as, 656 – 904 N. Mt. Juliet Rd., 1316 – 1323 Clearview Dr., and 1097 Weston Dr.

Analysis: The properties as noted, are located along N. Mt. Juliet Road beginning at the corner of Weston Drive and N. Mt. Juliet Rd., to the direct South, ending at the corner of N. Mt. Juliet Road and abutting against the Paddocks property. The entire corridor consists of 13 properties, with a total of 14.93 acres. All properties within this corridor are all commercial businesses, except for 1316 Clearview Drive, which is currently a vacant lot. There are no changes to any of the businesses proposed at this time. A summary of the request is below:

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
Commissioner Art Giles	Neighborhood Commercial	N/A	OPS, Office Professional Services	CTC, Commercial Town Center

Future Land Use Plan: The City's future land use plan identifies the area as Neighborhood Commercial. A change is not requested or required, as the plan supports this request. The Neighborhood Commercial FLU, includes CNS, OPS and CTC zoning.

Zoning: All of the properties included within this request, are currently zoned as OPS, office professional services. The requested zoning is CTC, Commercial Town Center.

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

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

Summary: This rezone (CTC) request is supported by the City's future land use plan. Current uses for all the included properties remain commercial at this time.

Recommendation: Staff recommends forwarding the rezone request for the N. Mt. Juliet Road OPS corridor to the Board of Commissioners with a positive recommendation subject to the conditions below:

Planning and Zoning:

1. No comments at this time.

Engineering:

1. No Comments Received.

WWUD:

1. No Comments Received.

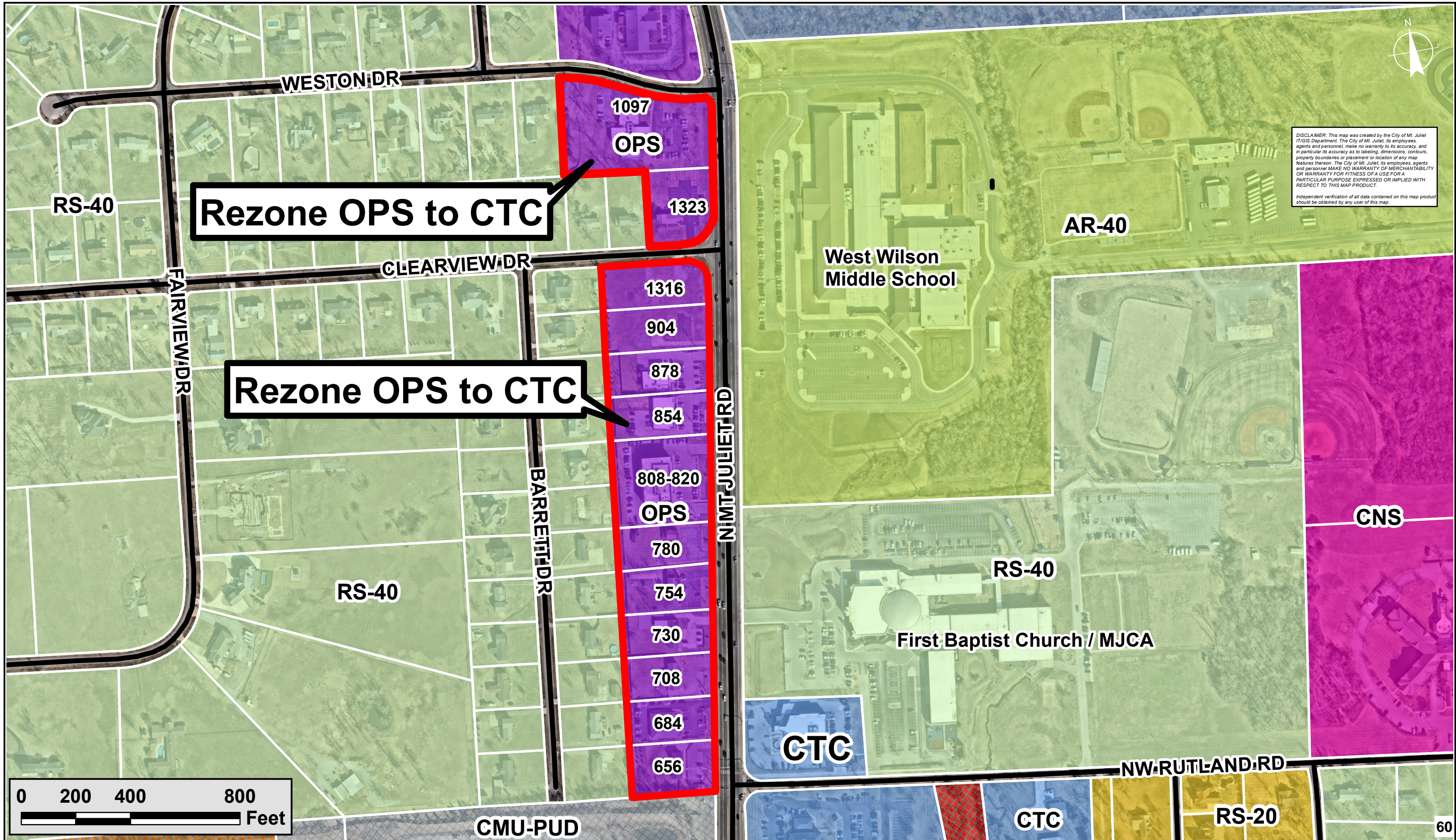
Wilson County Schools:

1. No Comments Received.



Exhibit B - Rezone

656-904 N. Mt. Juliet Road / 1316-1323 Clearview Drive / 1097 Weston Drive
Map 077H, Group C, Parcel 2.00, 03.00, 04.00, 05.00, 06.00, 08.00, 09.00, 10.00, 11.00
12.00 & 13.00 / Map 077H, Group B, Parcel 01.00 / Map 077, Parcel 28.02





Mt. Juliet, Tennessee

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

Staff Report

File #: 1305

Agenda Date: 7/17/2025

Agenda #: 6.S.

Title:

**Review the Rezone Request from RS-40 to RS-30 for 8790 Saundersville Rd.



MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 8790 Saundersville Rd.
Rezone
Map – 032H
Group – A
Parcel – 009.00

Request: The property owner requests a rezone approval for property located at 8790 Saundersville Road in District 1.

Analysis: The subject property is located on the South side of Saundersville Road and consists of approximately one acre. The property is currently vacant. The request is a zone change from RS-40 to RS-30 due to the lot coverage and setbacks, to build a single-family residence on this lot. A summary of the request is below:

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
8790 Saundersville	Medium Density Residential	N/A	RS-40	RS-30

Future Land Use Plan: This property is in the City limits, as it was previously annexed. The City's future land use plan identifies this area as medium density residential. The request is consistent with the land use plan, so no change is required nor sought.

Zoning: Current zoning is RS-40, requested is RS-30, the land use plan is supportive of this request.

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

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

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

Summary: This rezone request is for RS-40 to RS-30 and the City's land use plan supports the request.

Recommendation: Staff recommends forwarding the rezone request for 8790 Saundersville Rd, from RS-40 to RS-30, to the Board of Commissioners with a positive recommendation, subject to the conditions below:

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to RS-30 zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

Engineering:

1. No Comments Received.

WWUD:

1. No Comments Received.

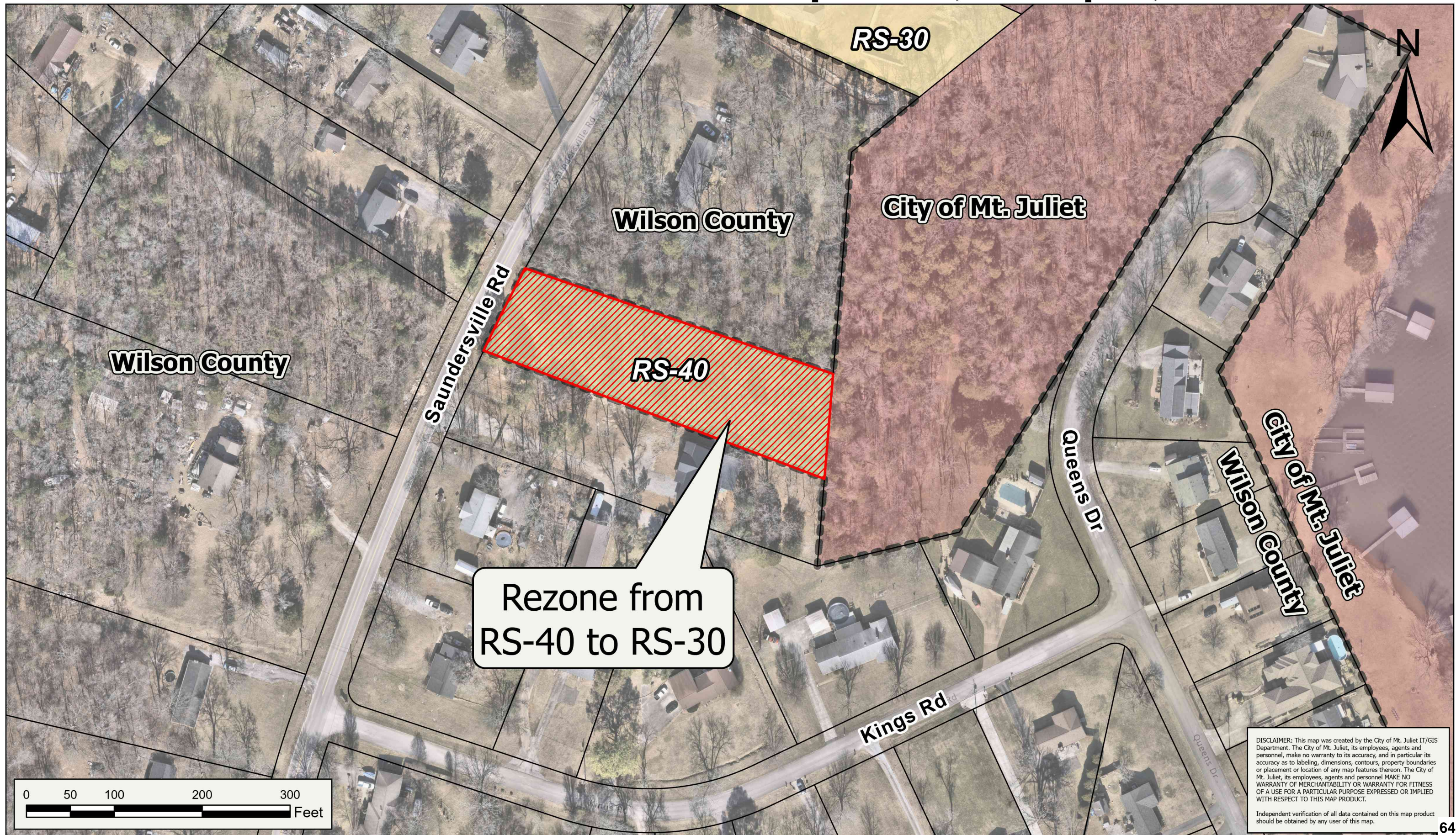
Wilson County Schools:

1. No Comments Received.



Exhibit A- Rezone

8790 Saundersville Rd
Map 032H, Group A, Parcel 009.00





Mt. Juliet, Tennessee

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

Staff Report

File #: 1297

Agenda Date: 7/17/2025

Agenda #: 6.T.

Title:

Review the Preliminary Plat for Hamilton Reserve, located at 12465 Lebanon Rd.



MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Hamilton Reserve
Preliminary Plat
Map - 053
Parcel(s) – 44.01

Request: Heritage Civil, on behalf of the owner, is seeking preliminary plat approval for Hamilton Reserve, a four-lot subdivision on the north side of Lebanon Road, east of Market Place, in District 1.

Analysis: The subject property is zoned CG along the Lebanon Road frontage and RS-40 to the north. The total acreage is 12.29 acres. A stream and associated floodplain bisect the property. A mass grading plan was approved by the Planning Commission in June 2025. The applicant wishes to subdivide the property into four lots for future development as follows:

Lot 1: 1.5 ac
Lot 2: 0.68 ac
Lot 3: 2.11 ac
Lot 4: 8.02 ac

An access easement is proposed across the Lebanon Road frontage for lots 1-3 and running to the north, at the east side of the property, to serve lot 4. The plat will also establish a connection from the northern part of lot 4 to Market Place. Building setbacks are correctly rendered.

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

Recommendation: Staff recommends approval of this four-lot preliminary plat for Hamilton Reserve on Lebanon Road, subject to the conditions of approval below:

Planning and Zoning:

1. Add to the purpose statement the establishment of the easement.
2. Label the width of the public access easement.

Engineering:

1. Dimension cross-access easement between Lots 1, 2, & 3 to the proposed private driveway.
2. Remove cross-access easement to Lebanon Road.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1299

Agenda Date: 7/17/2025

Agenda #: 6.U.

Title:

Review the Preliminary Plat for Industrial Dr Storage, located at 335 Industrial Dr.



MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 335 Industrial Drive
Preliminary Plat
Map – 072I Group D
Parcel(s) – 19.00

Request: Heritage Civil, on behalf of Industrial Station LLC is seeking preliminary plat approval for two lots at 335 Industrial Drive in District 3.

Analysis: The subject site is located on the east side of Industrial Drive and is already developed with two structures and associated improvements. There is a 30' wide right-of-way already existent at the north end of the property. The zoning is I-G and the area included on the preliminary plat totals 3.48 acres.

The reason for this subdivision is to develop lot 2 with a self-service storage building, three stories tall. The applicant wishes to subdivide one 1.19-acre lot and establish a 25' wide public access easement to access lot 2. The rear setback is labeled as 33' on lot two because the applicant proposes a 33' foot wide buffer in this section on the associated site plan for screening of the site as it is adjacent to Lynnwood Station. Revise this to show the building setback required by code. The residual property is labeled lot 1 and includes the two existing structures on 2.29 acres. The site plan for the building is also on this month's agenda.

Summary: The applicant has addressed most 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 property at 335 Industrial Drive, subject to the conditions of approval below:

Planning and Zoning:

1. Revise note one to read two lots.
2. Remove note five.
3. Revise the rear setback to that required by code rather than the width of the landscape buffer.

Engineering:

1. No Comments.

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1301

Agenda Date: 7/17/2025

Agenda #: 6.V.

Title:

Review the Preliminary Plat for The Reserve at Tate Ln, located off Tate Ln.



MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Reserve at Tate Lane
Preliminary Plat
Map – 073
Parcel(s) – 022.00, 022.07, 022.12, 022.13, 022.14, 022.15
& 022.16

Request: Heritage Civil on behalf of their client, Trinity Partners Group, LLC., is seeking preliminary plat approval for the Reserve at Tate Lane single family residential subdivision, located on the East side of Tate Lane. This is in District 1.

Analysis: A preliminary master development plan was reapproved by the Board of Commissioners in 2025 via ordinance 2025-30. This preliminary plat establishes 36 lots total (ranging in size between minimum 10,000sf, average 15,000 sf and maximum 21,960 sf). The zoning is RS-20 PUD, and the total area included is 18.5 acres, averaging 1.95 upa with 2.94 acres of open space provided, exceeding the required 1.54 acres. Revise the setbacks on lot 25 to two rear setbacks in lieu of one rear and one side due to the shape of the lot and the orientation of the house.

Summary: Notes provided indicate compliance with many of the standard items required for preliminary plats. The applicant has addressed most 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 the Reserve at Tate Lane, subject to the conditions of approval below:

Planning and Zoning:

1. All of the conditions of ordinance 2025-30 shall be adhered to.
2. Revise the setbacks on lot 25 to include two rears instead of one side and on rear.
3. If existing vegetation is to be used for buffers, please provide a tree survey at the time of construction plan submittal.

Engineering:

1. No Comments at this time.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1325
6.W.

Agenda Date: 7/17/2025

Agenda #:

Title:

Review the reconsideration of conditions for Beckwith Station, located at 225 Summit Blvd.

**City of Mt. Juliet
Department of Engineering
Report of Submittal Review**

Date Received: July 3, 2025 (February 19, 2025)

Project Name: Beckwith Station, Summit Blvd (f.k.a. 225 Wilfong Pkwy)

Project Phase:

Submitted By: Para Design, LLC

Nature of Submittal:

☐ Preliminary Plat

☐ Final Plat

☒ Site Plan - Mod

☐ PMDP

☐ FMDP

☐ Construction Plans

Engineering Comments:

1. Move the 10-foot multi-use path to the ROW line of Beckwith Road with a ditch between Beckwith and the path. Be aware of power poles within the alignment of the multi-use path.
2. Beckwith Road at Summit Blvd (previously Wilfong Parkway):
 - a. An LOC shall was posted for the full amount of the traffic signal at the time of the issuance of the Land Disturbance Permit. This LOC can now be reduced by \$50,000 after the Beckwith Point development contribution of \$50,000 has been made to the City.
 - b. After the traffic signal warrant analysis was performed by City staff, the traffic signal was deemed warranted. The developer is now responsible for installing the traffic signal.

Planning and Zoning Comments:

1. No Comments at this time.

WWUD Comments:

1. Not applicable

Recommendation: Approve with conditions

Review Date: July 10, 2025 (February 27, 2025)

Reviewed By: Shane Shamanur, P.E.

Engineering – Director

City of Mt. Juliet

(615) 773-7957

Note: Review of this submittal does not relieve the Developer and Consultant from full compliance with the requirements of the Subdivision Regulations for the Mt. Juliet Regional Planning Commission and/or from full compliance with the requirements of the Zoning Ordinance for the City of Mt. Juliet



Mt. Juliet, Tennessee

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

Staff Report

File #: 1295

Agenda Date: 7/17/2025

Agenda #: 7.A.

Title:

**Review the Land Use Plan Amendment for The Sutton, located between E Division St., Rutland Dr. and Golden Bear Gateway.



MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: The Sutton
LUA/PMDP
Map – 072
Parcel(s) – 047.00, 047.01, 048.00 & 049.00
Map – 077
Parcel(s) – 010.02, 011.01, & 012.02

Request: Submitted by Barge Design Solutions, on behalf of Tulit Investments LLC, the applicant seeks a land use plan amendment, rezone and preliminary master development plan approval for a mixed-use commercial and residential development with 586 dwelling units and 102,132sf of commercial space on Golden Bear Gateway in District 3.

Overview: The subject property is 73.96 acres bounded by Golden Bear Gateway to the west, Division Street to the north and Rutland Drive to the east and is located wholly within the City limits. Proposed for the site is a mixed-use PUD with two base zoning districts and a mix of commercial space and residential product. The proposed residential density, overall, for the PUD is 8.78 units/ acre. Commercial space provided in the PUD is 102,132 gross square feet. A summary of the land use plan and zoning changes requested is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
The Sutton	Mixed Use	Mixed Use & Single Family Residential	OPS, OPS-PUD, RS-40	CMU & RS-10-PUD

Future Land Use Plan: The City's future land use map identifies the entire property as mixed use. The applicant is seeking a land use plan amendment for 27.17 acres to single family residential for the construction of single-family homes in a portion of the PUD. The land use plan does not support the request.

Zoning: The zoning is presently OPS, OPS-PUD and RS-40. The applicant is seeking CMU zoning for 46.74 acres and RS-10 for 27.17 acres of the PUD.

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 **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:

6-102a Bulk Standards: The total acreage of the proposed development is 73.96 acres, exceeding the minimum required for multifamily developments (20ac) and the proposed residential density is 8.78 units/acre, below the maximum permitted for the requested CMU zoning district (16.1 ac). The multi-family/commercial portion of the PUD includes a residential density of 12.52 units/acre and 102,132 sf of commercial space. The single-family component has a density of 27.17 units/acre. The phasing plan includes 9 phases. The estimated population is not provided; the total number of residential units is 586.

1 bedroom: 290
2 bedroom: 109
3 bedroom: 29
Townhomes: 158
Single family: 63

Mixed use developments are held to the residential bulk regulations of RM-16. Average lot size for the single family, RS-10, component is 8,054sf, the smallest being 6,060sf and the largest 12,590. The City's minimum and average lot size ordinance applies to residential PUDs only, not mixed-use PUDs.

6-104.1 Mixed-Use Regulations: 35.39 acres of the PUD are slated for commercial use (48% of the land area of the PUD) 25% is required per the requirements of ordinance 22-51 approved in October 2022, the project exceeds the minimum. While the square footage of commercial for the PUD is identified the particular uses are not, except for a big box store.

Streets/Sidewalks/Access: The sidewalk network looks complete, further review will occur at subsequent submittals. There are vehicular access points along each of the project's road frontages, Rutland Drive, GBG and Division.

Parking: Parking appears to be adequately accommodated; further review will occur with subsequent submittals. A shared parking arrangement between nighttime and daytime uses for up to 25% of the required mixed-use area parking is requested and subject to Planning Commission approval.

Amenities: Amenities proposed include: a relocated GBG trailhead, dog parks, trails, unprogrammed open space, splash pad, town square, pool, outdoor grilling space, fire pit, business center, fitness center, golf simulator, co-working space, coffee lounge, cabanas, etc. Open space totals 22.55 acres of the PUD, or 30%.

Multi-family and Commercial Building Design Standards: Renderings are supplied to illustrate the overall appearance of the PUD. Façade material and other design standard waivers are outlined below and are subject to recommendation and approval by the Board of Commissioners. Elevations will be required with subsequent submittals.

Article X Landscaping: The applicant is not requesting any variance or waivers from the requirements of article X. A full landscape plan will be required and reviewed upon submittal of site plans and preliminary plats.

Waivers/Variances: The following waivers are requested:

1. 5-104.4 – Access streets to allow front load garages with decorative doors – STAFF DOES NOT SUPPORT
2. 4-104.401 – 33 single family homes on a cul-de-sac (14 max.) – PW TO RECOMMEND
3. 5-103a – Single family bulk regulations as follows:
 - a. Front setback 20' (30') PZ SUPPORTS
 - b. Side setback 7.5' (8') PZ DOES NOT SUPPORT
 - c. Min. lot width 50' (60') PZ SUPPORTS
 - d. Lot coverage: 50% (35%) PZ SUPPORTS
4. 12-102 – Disturb slopes 20% or greater in a cut condition only PUBLIC WORKS TO RECOMMEND
5. 5-104a.4 – Omit perimeter fence around multifamily PZ SUPPORTS
6. 6-103.3 – Max. height of 55' The development site is approximately a mile from the I-40/GBG interchange, outside of the ½ mile required for additional height. PZ DOES NOT SUPPORT
7. 5-104.4 – Less than 22' long driveways for alley loaded and front-loaded townhomes PZ DOES NOT SUPPORT
8. 4-114.1 – 50% masonry, 50% secondary Hardie and board and batten for multi family PZ SUPPORTS 70% MASONRY AND 30% SECONDARY
9. 5-104.4 - 50% masonry, 50% secondary Hardie and board and batten for single family PZ SUPPORTS 70% MASONRY AND 30% SECONDARY
10. 5-104.4 – Omit the masonry column between single family two car garages front facing if a decorative door is used PZ SUPPORTS
11. 5-104.4 – Front facing, single family garage doors to be 50% of the front façade if a decorative garage door is used PZ DOES NOT SUPPORT
12. 5-104.4 – Single-family, front-loaded garages to be flush with the front façade PZ SUPPORTS
13. 5-104.4 – Single family lots less than 10,000sf (6,060sf the smallest) PZ SUPPORTS 8,000SF
14. 6-102.1 – Grocery store to be 10,000sf (in lieu of 20,000sf required) PZ SUPPORTS
15. 9-103.1.2 – 25% shared parking in the mixed use area of the PUD PZ SUPPORTS

- 16. 6-103.7.3 – Omit sidewalks in areas that require environment impact PZ DOES NOT SUPPORT
- 17. 6-103.4 – Allow townhome balconies to encroach into yards PZ SUPPORTS
- 18. 8-207.5.4 – Greenway trail to be mulched in lieu of paved PZ DOES NOT SUPPORT

Summary: This PUD will add 586 residential units, 102,132 square feet of commercial space and associated improvements to the Golden Bear Gateway/E. Division area in District 3. The future land use does not support the rezone request for single family residential.

Staff does not support the townhomes against Golden Bear Gateway as proposed, as this is a major commercial corridor in the City, this area should be developed with commercial uses along this frontage in lieu of residential.

The waivers and variances detailed above are subject to Planning Commission and Board of Commissioners approval. Full compliance with code is required, excepting any waivers or variances granted. Many of the conditions below are addressed with notes indicating compliance with many of the City's requirements.

Recommendation: Should the Planning Commission make a positive recommendation to the Board of Commissioners for the land use amendment, rezone and preliminary master development plan for the Sutton on Golden Bear Gateway, please include the following conditions:

Planning and Zoning:

1. Live/work spaces are not permitted to contribute to commercial square footage.
2. Amenities may not contribute to commercial square footage.
3. Provide landscaped islands every 15 parking spaces.
4. All requirements of the City's Subdivision regulations shall be adhered to, except any waivers approved by the Board of Commissioners.
5. 5-104.1 Multifamily guidelines shall be adhered to, excepting any waivers approved by the Board of Commissioners.
6. 6-104.1 Mixed-use regulations shall be adhered to, excepting any waivers approved by the Board of Commissioners.
7. 5-104.4 Single family guidelines shall be adhered to excepting any waivers approved by the Board of Commissioners.
8. Exterior lighting fixtures mounted to the buildings shall be decorative. Wall packs are not permitted.
9. All poles and posts throughout the PUD shall be powder-coated black, channel posts are not permitted.
10. Bollards shall not be painted yellow; rather black gray or another neutral color.
11. Wheel stops are not permitted.
12. Corner lots and edge units shall be designated critical façade lots.
13. All fencing shall be decorative and constructed of low maintenance material.
14. HVAC and utility equipment shall be screened entirely from horizontal view by parapet walls if roof mounted and masonry enclosure or landscaping if ground mounted.
15. Wall mounted utility meters and associated equipment shall be painted to match the façade it is attached to.

16. Metal and vinyl shall not be permitted as secondary façade materials.
17. Brick shall be clay, baked and individually laid.
18. Stone shall be individually laid.
19. Wet ponds shall have lighted fountains for aeration and landscaping around the perimeter.
20. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan submittal.
21. Provide bike racks per code.
22. Provide trash receptacles per code.
23. Fire pits shall be set in a brick or stone base.
24. Dumpster enclosure and trash compactors shall be faced with masonry and meet the requirements of 6-103.7, regulations for dumpster enclosures.
25. 2,000sf of clubhouse area, up to 200 units, is required, plus 10sf per each additional dwelling in multifamily areas per multi-family regulations.
26. Provide commercial and/or mixed uses along the entire Golden Bear Gateway frontage in lieu of the townhomes/strictly residential as this is a major commercial corridor in the City.
27. Detention ponds, easements, etc. shall not be counted towards improved open space requirements.
28. Provide decorative streetlighting at the entrances and throughout the PUD per recently approved ordinance 2025-24.
29. Parking lot lighting shall be decorative fixtures mounted to black poles. Poles shall be placed in landscaped areas or yards not in the parking lot.
30. Paint wall mounted utility equipment and meters to match the building façade it is attached to.
31. Landscape buffers shall be located in open space and not on individual lots. The HOA or management company shall be responsible for the maintenance of all buffers.
32. Mail kiosks shall be covered, lighted and include designated parking.
33. Signage to be reviewed via a separate application to the Planning Department.
34. The full complement of required parking shall be required if the 25% share request is not approved by the Planning Commission.

Engineering:

1. This PMDP shall be stamped, signed, and dated by a TN registered engineer for all future submittals.
2. 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.
3. Do not install EPSC measures in existing landscaping being preserved as a buffer.
4. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
5. If wet ponds are used, aeration shall be provided.
6. Stormwater: Rule 400-10-.04 need at construction plans, 100-year storm for detention.
7. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
8. Grinder systems or on-site step systems will not be allowed for this development.
9. The internal pump station shall be public and designed to City standards.

10. All sewer mains (minus laterals) shall be public and within a 20' (minimum) easement.
11. The public sewer shall not be placed within private alleys.
12. Sewer availability has been granted. The developer shall upsize the existing gravity sewers to accommodate the flow from the development's discharge point (at the existing manhole) to the Volunteer (7-Eleven) pump station. Sizing parameters shall be determined at construction plan review.
13. Offsite sewer shall not be under the greenway. Alignment of the sewer shall be determined at the FMDP.
14. Provide hydrologic determination by FMDP.
15. Variances:
 - Request to disturb slopes more than 20% - Staff supports in a cut condition only.
 - Request to allow front loading garages on access streets (Zoning Reg 5-104.4.10) – **Not supported.**
 - Request to allow more than 14 lots on a cul-de-sac (Sub Reg 4-104.401) – **Supported conditionally that the street include 24' of pavement.**
 - Request to allow up to 25% shared parking (Zoning Reg 9-103) – **Not supported without a shared parking analysis.**
 - Request to allow permanent dead ends to terminate within 150' of the property boundary (Sub Reg 4-104.405) – **Supported**
 - Request to allow residential frontages on a collector (Sub Reg 4-104.303) – **Supported on one side of the street with shared driveways. No lots may have individual driveways along the collector**
 - Request to waive sidewalk requirements in areas with environmental impacts (Sub Reg 4-103.102) – **Not Supported**
 - Request for the greenway to be a mulch trail – **Not Supported**
16. The following off-site improvements will be required based on the results of the MTA:
 - a. Golden Bear Gateway and Rutland Drive
 - i. A traffic signal should be installed at this intersection when warranted. A signal warrant analysis should be submitted with each FMDP/Site of a commercial parcel or final plat (residential). The median on Golden Bear Gateway and Athletes Way shall be closed when the signal is installed.
 - ii. The southbound approach of Rutland Drive should be widened to include an exclusive left-turn lane. This improvement should be done prior to the construction of the project entrance on Rutland Drive.
 - b. Golden Bear Gateway and E. Division Ramp/Site access
 - i. The site access at this intersection shall be right-in/right-out only. The median on Golden Bear Gateway shall be modified to allow lefts onto and off of the ramp, but not into the site.
 - ii. This may require the site access location be moved.
 - c. Golden Bear Gateway Signals
 - i. A time-of-day and coordination plan shall be developed for all signals between Division Street and Summit Boulevard. This plan shall be implemented prior to the opening of 50% of the commercial area or the installation of the signal at Rutland Drive, whichever occurs first.
 - ii. Opticom preemption with a perpetual license shall be installed at all signals between Division Street and Summit Boulevard.

17. Site Access

- a. Site Access 1 shall be located on Golden Bear Gateway at the signalized intersection at Athletes Way. This approach shall include protected/permissive left-turn phasing and run concurrently with the Athletes Way approach.
 - b. Site Access 2 shall be located on Rutland Drive. A left-turn lane should be installed on Rutland Drive at the intersection. This driveway must meet HSAM spacing requirements.
 - c. Site Access 3, as proposed on Rutland Drive, does not meet HSAM spacing requirements and therefore is not supported. However, capacity analysis indicated the driveway to be located outside the queue from a signal at Rutland Drive and Golden Bear Gateway.
 - d. Site Access 4 shall be located on Golden Bear Gateway, opposite the Project Jolene driveway. This driveway shall be right-in/right-out only and a median shall be installed along Golden Bear Gateway.
 - e. Site Access 5 shall be located on Golden Bear Gateway, opposite the Division Street ramp. This driveway shall be right-in/right-out only. The median on Golden Bear Gateway shall be modified to allow lefts onto and off of the ramp, but not into the site. This may require the location of the driveway be changed.
 - f. Site Access 6 shall be located on East Division Street and include left-turn and right-turn lanes on Division Street. This driveway must meet HSAM spacing requirements to Golden Bear Gateway and Rutland Drive.
 - g. Site Access 7 shall be located on Rutland Drive and meet HSAM spacing requirements from Division Street.
18. Sidewalks are required along all road frontage.
 19. Pedestrian Access Routes (PAR) are required from the ROW to all businesses per ADA standards.
 20. All roads serving the multifamily and commercial portions of the site shall be private. The central spine collector shall be a minor collector if public, and adhere to all design standards, widths, and access standards of a minor collector cross-section.
 21. Sidewalks adjacent to perpendicular parking shall be at least 7' wide to account for vehicle overhang.
 22. Sidewalks adjacent to parallel parking shall be at least 6' wide, excluding the width of the curb, to account for mirrors and doors.
 23. All shared use paths must be at least 10' wide.
 24. The shared use path along Golden Bear Gateway shall be moved in front of the signage at the signal to provide better lines of sight to turning motorists and to prevent bicycles and pedestrians crossing through the vehicle queues.
 25. The alleys within the townhome areas shall include at least 20' of pavement.
 26. Perpendicular parking on the alleys must comply with the parking dimensions provided in the Zoning Ordinances. Consider angled parking to reduce the required drive aisle width.
 27. All sidewalks on the collector between E. Division Street and Rutland Drive shall be at least 6' wide. Sidewalks are required on both sides of the street over the stream crossing.
 28. Truck turning templates are needed to show delivery operations. Please provide a zoomed in figure on the proposed roundabout at FMDP.
 29. Curb and gutter are required any place with sidewalk or shared use paths within the City limits.
 30. All pedestrian facilities shall comply with ADA and PROWAG standards.

31. Adequate sight distance shall be provided at all intersections. Sight distance profiles will be provided at FMDP.
32. Angled on-street parking is supported only on the private central access road opposite Athletes Way. The road must include a center median and meet the drive aisle width required in the zoning code.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction..

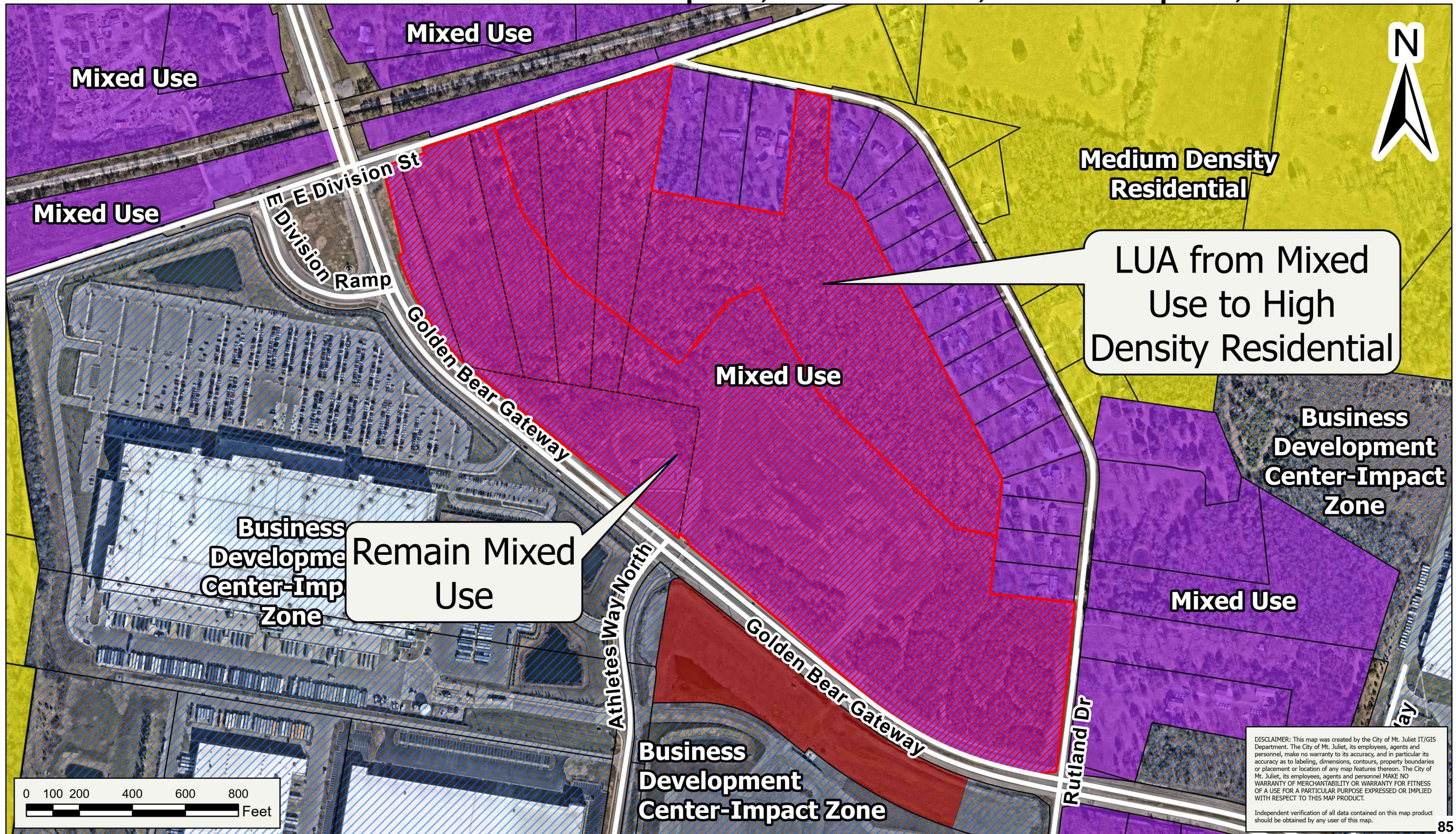
Wilson County Schools:

1. No Comments Received.



Exhibit B- LUA

The Sutton
Map 072, Parcels 047.00, 047.01, 048.00, 049.00
Map 077, Parcels 012.02, 011.01 & Map 078, Parcels 010.02





Mt. Juliet, Tennessee

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

Staff Report

File #: 1296

Agenda Date: 7/17/2025

Agenda #: 7.B.

Title:

**Review the Preliminary Master Development Plan PUD with a rezone from OPS, OPS-PUD and RS-40 to CMU-PUD and RS-10-PUD for The Sutton, located between E Division St., Rutland Dr. and Golden Bear Gateway.



MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: The Sutton
LUA/PMDP
Map – 072
Parcel(s) – 047.00, 047.01, 048.00 & 049.00
Map – 077
Parcel(s) – 010.02, 011.01, & 012.02

Request: Submitted by Barge Design Solutions, on behalf of Tulit Investments LLC, the applicant seeks a land use plan amendment, rezone and preliminary master development plan approval for a mixed-use commercial and residential development with 586 dwelling units and 102,132sf of commercial space on Golden Bear Gateway in District 3.

Overview: The subject property is 73.96 acres bounded by Golden Bear Gateway to the west, Division Street to the north and Rutland Drive to the east and is located wholly within the City limits. Proposed for the site is a mixed-use PUD with two base zoning districts and a mix of commercial space and residential product. The proposed residential density, overall, for the PUD is 8.78 units/ acre. Commercial space provided in the PUD is 102,132 gross square feet. A summary of the land use plan and zoning changes requested is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
The Sutton	Mixed Use	Mixed Use & Single Family Residential	OPS, OPS-PUD, RS-40	CMU & RS-10-PUD

Future Land Use Plan: The City's future land use map identifies the entire property as mixed use. The applicant is seeking a land use plan amendment for 27.17 acres to single family residential for the construction of single-family homes in a portion of the PUD. The land use plan does not support the request.

Zoning: The zoning is presently OPS, OPS-PUD and RS-40. The applicant is seeking CMU zoning for 46.74 acres and RS-10 for 27.17 acres of the PUD.

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 **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:

6-102a Bulk Standards: The total acreage of the proposed development is 73.96 acres, exceeding the minimum required for multifamily developments (20ac) and the proposed residential density is 8.78 units/acre, below the maximum permitted for the requested CMU zoning district (16.1 ac). The multi-family/commercial portion of the PUD includes a residential density of 12.52 units/acre and 102,132 sf of commercial space. The single-family component has a density of 27.17 units/acre. The phasing plan includes 9 phases. The estimated population is not provided; the total number of residential units is 586.

1 bedroom: 290
2 bedroom: 109
3 bedroom: 29
Townhomes: 158
Single family: 63

Mixed use developments are held to the residential bulk regulations of RM-16. Average lot size for the single family, RS-10, component is 8,054sf, the smallest being 6,060sf and the largest 12,590. The City's minimum and average lot size ordinance applies to residential PUDs only, not mixed-use PUDs.

6-104.1 Mixed-Use Regulations: 35.39 acres of the PUD are slated for commercial use (48% of the land area of the PUD) 25% is required per the requirements of ordinance 22-51 approved in October 2022, the project exceeds the minimum. While the square footage of commercial for the PUD is identified the particular uses are not, except for a big box store.

Streets/Sidewalks/Access: The sidewalk network looks complete, further review will occur at subsequent submittals. There are vehicular access points along each of the project's road frontages, Rutland Drive, GBG and Division.

Parking: Parking appears to be adequately accommodated; further review will occur with subsequent submittals. A shared parking arrangement between nighttime and daytime uses for up to 25% of the required mixed-use area parking is requested and subject to Planning Commission approval.

Amenities: Amenities proposed include: a relocated GBG trailhead, dog parks, trails, unprogrammed open space, splash pad, town square, pool, outdoor grilling space, fire pit, business center, fitness center, golf simulator, co-working space, coffee lounge, cabanas, etc. Open space totals 22.55 acres of the PUD, or 30%.

Multi-family and Commercial Building Design Standards: Renderings are supplied to illustrate the overall appearance of the PUD. Façade material and other design standard waivers are outlined below and are subject to recommendation and approval by the Board of Commissioners. Elevations will be required with subsequent submittals.

Article X Landscaping: The applicant is not requesting any variance or waivers from the requirements of article X. A full landscape plan will be required and reviewed upon submittal of site plans and preliminary plats.

Waivers/Variances: The following waivers are requested:

1. 5-104.4 – Access streets to allow front load garages with decorative doors – STAFF DOES NOT SUPPORT
2. 4-104.401 – 33 single family homes on a cul-de-sac (14 max.) – PW TO RECOMMEND
3. 5-103a – Single family bulk regulations as follows:
 - a. Front setback 20' (30') PZ SUPPORTS
 - b. Side setback 7.5' (8') PZ DOES NOT SUPPORT
 - c. Min. lot width 50' (60') PZ SUPPORTS
 - d. Lot coverage: 50% (35%) PZ SUPPORTS
4. 12-102 – Disturb slopes 20% or greater in a cut condition only PUBLIC WORKS TO RECOMMEND
5. 5-104a.4 – Omit perimeter fence around multifamily PZ SUPPORTS
6. 6-103.3 – Max. height of 55' The development site is approximately a mile from the I-40/GBG interchange, outside of the ½ mile required for additional height. PZ DOES NOT SUPPORT
7. 5-104.4 – Less than 22' long driveways for alley loaded and front-loaded townhomes PZ DOES NOT SUPPORT
8. 4-114.1 – 50% masonry, 50% secondary Hardie and board and batten for multi family PZ SUPPORTS 70% MASONRY AND 30% SECONDARY
9. 5-104.4 - 50% masonry, 50% secondary Hardie and board and batten for single family PZ SUPPORTS 70% MASONRY AND 30% SECONDARY
10. 5-104.4 – Omit the masonry column between single family two car garages front facing if a decorative door is used PZ SUPPORTS
11. 5-104.4 – Front facing, single family garage doors to be 50% of the front façade if a decorative garage door is used PZ DOES NOT SUPPORT
12. 5-104.4 – Single-family, front-loaded garages to be flush with the front façade PZ SUPPORTS
13. 5-104.4 – Single family lots less than 10,000sf (6,060sf the smallest) PZ SUPPORTS 8,000SF
14. 6-102.1 – Grocery store to be 10,000sf (in lieu of 20,000sf required) PZ SUPPORTS
15. 9-103.1.2 – 25% shared parking in the mixed use area of the PUD PZ SUPPORTS

- 16. 6-103.7.3 – Omit sidewalks in areas that require environment impact PZ DOES NOT SUPPORT
- 17. 6-103.4 – Allow townhome balconies to encroach into yards PZ SUPPORTS
- 18. 8-207.5.4 – Greenway trail to be mulched in lieu of paved PZ DOES NOT SUPPORT

Summary: This PUD will add 586 residential units, 102,132 square feet of commercial space and associated improvements to the Golden Bear Gateway/E. Division area in District 3. The future land use does not support the rezone request for single family residential.

Staff does not support the townhomes against Golden Bear Gateway as proposed, as this is a major commercial corridor in the City, this area should be developed with commercial uses along this frontage in lieu of residential.

The waivers and variances detailed above are subject to Planning Commission and Board of Commissioners approval. Full compliance with code is required, excepting any waivers or variances granted. Many of the conditions below are addressed with notes indicating compliance with many of the City's requirements.

Recommendation: Should the Planning Commission make a positive recommendation to the Board of Commissioners for the land use amendment, rezone and preliminary master development plan for the Sutton on Golden Bear Gateway, please include the following conditions:

Planning and Zoning:

1. Live/work spaces are not permitted to contribute to commercial square footage.
2. Amenities may not contribute to commercial square footage.
3. Provide landscaped islands every 15 parking spaces.
4. All requirements of the City's Subdivision regulations shall be adhered to, except any waivers approved by the Board of Commissioners.
5. 5-104.1 Multifamily guidelines shall be adhered to, excepting any waivers approved by the Board of Commissioners.
6. 6-104.1 Mixed-use regulations shall be adhered to, excepting any waivers approved by the Board of Commissioners.
7. 5-104.4 Single family guidelines shall be adhered to excepting any waivers approved by the Board of Commissioners.
8. Exterior lighting fixtures mounted to the buildings shall be decorative. Wall packs are not permitted.
9. All poles and posts throughout the PUD shall be powder-coated black, channel posts are not permitted.
10. Bollards shall not be painted yellow; rather black gray or another neutral color.
11. Wheel stops are not permitted.
12. Corner lots and edge units shall be designated critical façade lots.
13. All fencing shall be decorative and constructed of low maintenance material.
14. HVAC and utility equipment shall be screened entirely from horizontal view by parapet walls if roof mounted and masonry enclosure or landscaping if ground mounted.
15. Wall mounted utility meters and associated equipment shall be painted to match the façade it is attached to.

16. Metal and vinyl shall not be permitted as secondary façade materials.
17. Brick shall be clay, baked and individually laid.
18. Stone shall be individually laid.
19. Wet ponds shall have lighted fountains for aeration and landscaping around the perimeter.
20. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan submittal.
21. Provide bike racks per code.
22. Provide trash receptacles per code.
23. Fire pits shall be set in a brick or stone base.
24. Dumpster enclosure and trash compactors shall be faced with masonry and meet the requirements of 6-103.7, regulations for dumpster enclosures.
25. 2,000sf of clubhouse area, up to 200 units, is required, plus 10sf per each additional dwelling in multifamily areas per multi-family regulations.
26. Provide commercial and/or mixed uses along the entire Golden Bear Gateway frontage in lieu of the townhomes/strictly residential as this is a major commercial corridor in the City.
27. Detention ponds, easements, etc. shall not be counted towards improved open space requirements.
28. Provide decorative streetlighting at the entrances and throughout the PUD per recently approved ordinance 2025-24.
29. Parking lot lighting shall be decorative fixtures mounted to black poles. Poles shall be placed in landscaped areas or yards not in the parking lot.
30. Paint wall mounted utility equipment and meters to match the building façade it is attached to.
31. Landscape buffers shall be located in open space and not on individual lots. The HOA or management company shall be responsible for the maintenance of all buffers.
32. Mail kiosks shall be covered, lighted and include designated parking.
33. Signage to be reviewed via a separate application to the Planning Department.
34. The full complement of required parking shall be required if the 25% share request is not approved by the Planning Commission.

Engineering:

1. This PMDP shall be stamped, signed, and dated by a TN registered engineer for all future submittals.
2. 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.
3. Do not install EPSC measures in existing landscaping being preserved as a buffer.
4. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
5. If wet ponds are used, aeration shall be provided.
6. Stormwater: Rule 400-10-.04 need at construction plans, 100-year storm for detention.
7. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
8. Grinder systems or on-site step systems will not be allowed for this development.
9. The internal pump station shall be public and designed to City standards.

10. All sewer mains (minus laterals) shall be public and within a 20' (minimum) easement.
11. The public sewer shall not be placed within private alleys.
12. Sewer availability has been granted. The developer shall upsize the existing gravity sewers to accommodate the flow from the development's discharge point (at the existing manhole) to the Volunteer (7-Eleven) pump station. Sizing parameters shall be determined at construction plan review.
13. Offsite sewer shall not be under the greenway. Alignment of the sewer shall be determined at the FMDP.
14. Provide hydrologic determination by FMDP.
15. Variances:
 - Request to disturb slopes more than 20% - Staff supports in a cut condition only.
 - Request to allow front loading garages on access streets (Zoning Reg 5-104.4.10) – **Not supported.**
 - Request to allow more than 14 lots on a cul-de-sac (Sub Reg 4-104.401) – **Supported conditionally that the street include 24' of pavement.**
 - Request to allow up to 25% shared parking (Zoning Reg 9-103) – **Not supported without a shared parking analysis.**
 - Request to allow permanent dead ends to terminate within 150' of the property boundary (Sub Reg 4-104.405) – **Supported**
 - Request to allow residential frontages on a collector (Sub Reg 4-104.303) – **Supported on one side of the street with shared driveways. No lots may have individual driveways along the collector**
 - Request to waive sidewalk requirements in areas with environmental impacts (Sub Reg 4-103.102) – **Not Supported**
 - Request for the greenway to be a mulch trail – **Not Supported**
16. The following off-site improvements will be required based on the results of the MTA:
 - a. Golden Bear Gateway and Rutland Drive
 - i. A traffic signal should be installed at this intersection when warranted. A signal warrant analysis should be submitted with each FMDP/Site of a commercial parcel or final plat (residential). The median on Golden Bear Gateway and Athletes Way shall be closed when the signal is installed.
 - ii. The southbound approach of Rutland Drive should be widened to include an exclusive left-turn lane. This improvement should be done prior to the construction of the project entrance on Rutland Drive.
 - b. Golden Bear Gateway and E. Division Ramp/Site access
 - i. The site access at this intersection shall be right-in/right-out only. The median on Golden Bear Gateway shall be modified to allow lefts onto and off of the ramp, but not into the site.
 - ii. This may require the site access location be moved.
 - c. Golden Bear Gateway Signals
 - i. A time-of-day and coordination plan shall be developed for all signals between Division Street and Summit Boulevard. This plan shall be implemented prior to the opening of 50% of the commercial area or the installation of the signal at Rutland Drive, whichever occurs first.
 - ii. Opticom preemption with a perpetual license shall be installed at all signals between Division Street and Summit Boulevard.

17. Site Access

- a. Site Access 1 shall be located on Golden Bear Gateway at the signalized intersection at Athletes Way. This approach shall include protected/permissive left-turn phasing and run concurrently with the Athletes Way approach.
 - b. Site Access 2 shall be located on Rutland Drive. A left-turn lane should be installed on Rutland Drive at the intersection. This driveway must meet HSAM spacing requirements.
 - c. Site Access 3, as proposed on Rutland Drive, does not meet HSAM spacing requirements and therefore is not supported. However, capacity analysis indicated the driveway to be located outside the queue from a signal at Rutland Drive and Golden Bear Gateway.
 - d. Site Access 4 shall be located on Golden Bear Gateway, opposite the Project Jolene driveway. This driveway shall be right-in/right-out only and a median shall be installed along Golden Bear Gateway.
 - e. Site Access 5 shall be located on Golden Bear Gateway, opposite the Division Street ramp. This driveway shall be right-in/right-out only. The median on Golden Bear Gateway shall be modified to allow lefts onto and off of the ramp, but not into the site. This may require the location of the driveway be changed.
 - f. Site Access 6 shall be located on East Division Street and include left-turn and right-turn lanes on Division Street. This driveway must meet HSAM spacing requirements to Golden Bear Gateway and Rutland Drive.
 - g. Site Access 7 shall be located on Rutland Drive and meet HSAM spacing requirements from Division Street.
18. Sidewalks are required along all road frontage.
 19. Pedestrian Access Routes (PAR) are required from the ROW to all businesses per ADA standards.
 20. All roads serving the multifamily and commercial portions of the site shall be private. The central spine collector shall be a minor collector if public, and adhere to all design standards, widths, and access standards of a minor collector cross-section.
 21. Sidewalks adjacent to perpendicular parking shall be at least 7' wide to account for vehicle overhang.
 22. Sidewalks adjacent to parallel parking shall be at least 6' wide, excluding the width of the curb, to account for mirrors and doors.
 23. All shared use paths must be at least 10' wide.
 24. The shared use path along Golden Bear Gateway shall be moved in front of the signage at the signal to provide better lines of sight to turning motorists and to prevent bicycles and pedestrians crossing through the vehicle queues.
 25. The alleys within the townhome areas shall include at least 20' of pavement.
 26. Perpendicular parking on the alleys must comply with the parking dimensions provided in the Zoning Ordinances. Consider angled parking to reduce the required drive aisle width.
 27. All sidewalks on the collector between E. Division Street and Rutland Drive shall be at least 6' wide. Sidewalks are required on both sides of the street over the stream crossing.
 28. Truck turning templates are needed to show delivery operations. Please provide a zoomed in figure on the proposed roundabout at FMDP.
 29. Curb and gutter are required any place with sidewalk or shared use paths within the City limits.
 30. All pedestrian facilities shall comply with ADA and PROWAG standards.

31. Adequate sight distance shall be provided at all intersections. Sight distance profiles will be provided at FMDP.
32. Angled on-street parking is supported only on the private central access road opposite Athletes Way. The road must include a center median and meet the drive aisle width required in the zoning code.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction..

Wilson County Schools:

1. No Comments Received.

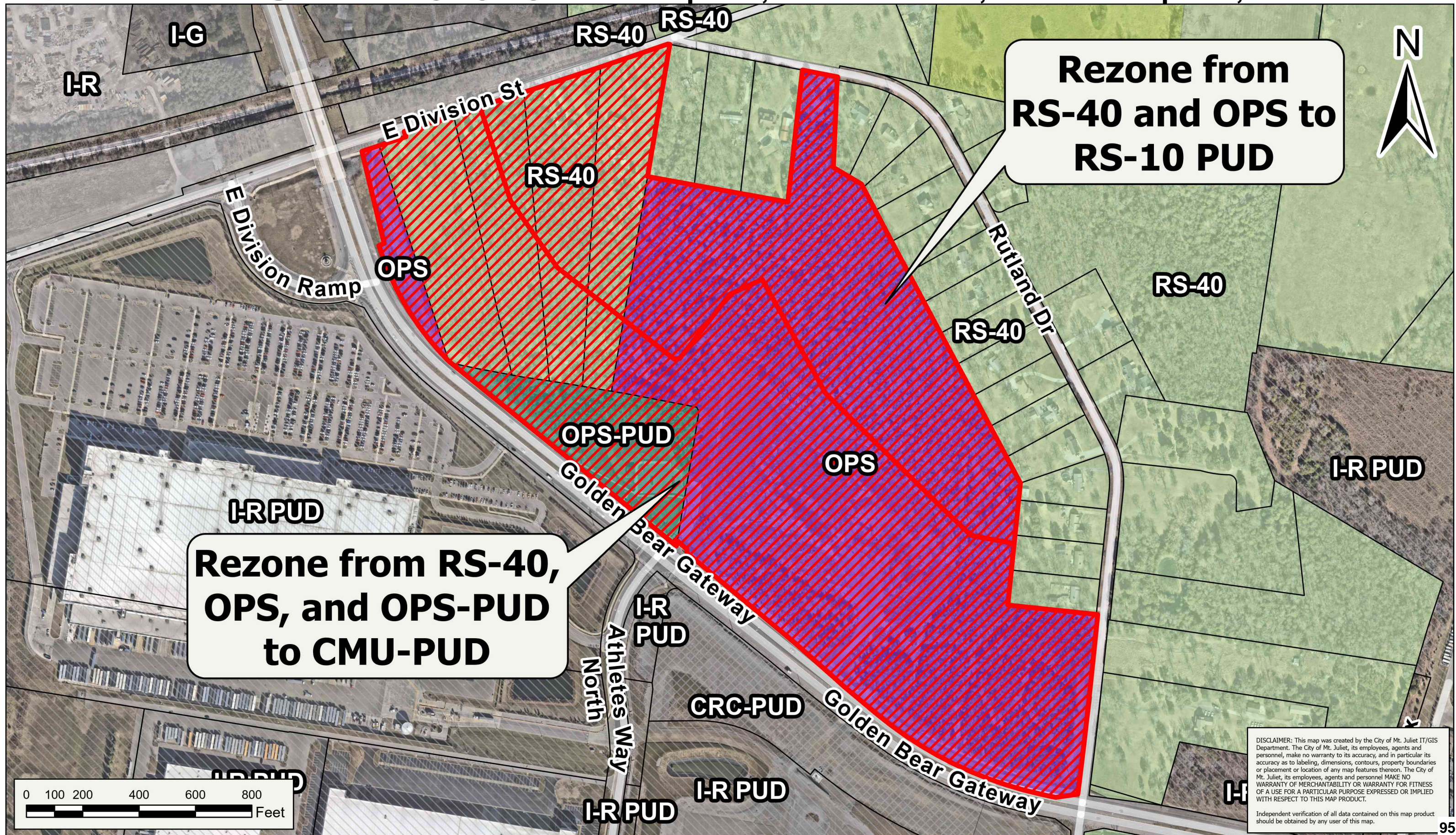


Exhibit B- PMDP PUD w/ Rezone

The Sutton

Map 072, Parcels 047.00, 047.01, 048.00, 049.00

Map 077, Parcels 012.02, 011.01 & Map 078, Parcels 010.02





Mt. Juliet, Tennessee

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

Staff Report

File #: 1179

Agenda Date: 7/17/2025

Agenda #: 7.C.

Title:

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



MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

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

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

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

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

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

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

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

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

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

Preliminary Master Development Plan:

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

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

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

Article X Parking: The preliminary layout indicates the site is overparked per code requirements. 624 spaces are provided 516 are required. 2/unit townhomes (316), 1/250 retail (41) and 1/150 restaurant (159 stalls). Driveways are shown 22' long and two car driveway width shall be 18'. Parking for the commercial areas is located behind the buildings in lieu of along Golden Bear Gateway, staff appreciates this layout. Parallel guest parking spots are provided throughout the residential component of this PUD.

Amenities: The main amenity area is in the northeast corner of this PUD, in the commercial area of the PUD. A playground is proposed at the northeast corner of the site along Curd Road. Staff requests that the playground area be relocated to a more central part of the PUD and away from a busy road such as Curd. Amenities shall not count towards commercial requirements for mixed use PUDs, please delineate this on subsequent submittals. A clubhouse of 2,000sf is proposed.

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

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

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

The renderings supplied show townhomes with secondary materials. Revise. The applicant is asking for one design waiver, for up to 40% secondary material for the sides and rear of the commercial buildings only. The townhomes and amenity buildings shall be 100% masonry. Should this waiver not be approved, all code requirements shall be met.

Article X Landscaping: The site is subject to landscape buffers these are rendered on the preliminary master development plan. Staff is not in support of the interface at the northwest area of the PUD where the townhomes meet the commercial and amenity area. A buffer and fence are proposed, however; the buffer is narrow. Ideally, unit 117 is removed allowing enough space for a wider, more useful buffer area. Further review and a complete landscape plan will be reviewed at site plan and final master development plan review.

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

1. Internal streets for residential development shall be private streets. – PUBLIC WORKS TO RECOMMEND
2. 6-103.7: Commercial building facades 100% brick and/or stone for street facing sides. Facades not facing the street will include at least 40% brick or stone – STAFF SUPPORTS - THE TOWNHOMES AND AMENITY BUILDING SHALL BE 100% MASONRY ON ALL FACADES.
3. Article XI: Signage requested to include 2 ground mounted entry monuments for the overall development and 1 ground mounted sign for each commercial buildings, totaling 7 ground mounted signs. STAFF DOES NOT SUPPORT. THE CODE ALLOWS FOR UP TO TWO FREESTANDING, GROUND MOUNTED SIGNS. THE REQUEST FOR INDIVIDUAL GROUND SIGNS FOR EACH COMMERCIAL ENTITY WILL NOT BE AESTHETICALLY PLEASING FOR THIS AREA. STAFF WOULD BE IN SUPPORT OF ALLOTING ADDITIONAL HEIGHT AND SQUARE FOOTAGE FOR THE TWO GROUND MOUNTED DEVELOPMENT SIGNS.

Other: Trash receptacles and bike racks are required at each commercial building and amenity area per the zoning ordinance requirements, notes provided indicate intended compliance with this requirement. The dumpster enclosures shall comply with 6-103.7 including a pedestrian door, masonry enclosure and metal gates. Staff does not support the dumpsters adjacent to the main drive aisle, revise the location. Notes on the plans indicate willingness to comply with a variety of code requirements.

Summary: This request is for a preliminary master development plan approval and rezone approval from RS-20 to CTC-PUD for a mixed-use development with 158 townhomes and 36,000sf of commercial and amenities. Plans are conceptual at this point and if the preliminary master development plan and rezone are approved further refinement will occur at subsequent submittals. The City's future land use plan supports the rezone request. The Planning Commission and Board of Commission must review and recommend and decide on the waiver requests detailed above.

Recommendation: Staff recommends forwarding a positive recommendation to the Board of Commissioners for the preliminary master development plan and rezone for Springs Mt. Juliet at 2937 Curd Road, a mixed-use PUD, subject to the conditions below:

Planning and Zoning:

1. Two car driveways shall be at least 18' wide.
2. Only improved open space may contribute to the 10% minimum requirement.
3. Identify the square footage of commercial uses alone, remove non-residential language, specify the exact amount of commercial and amenity area proposed.
4. Identify building separation distances on the final master development plan.
5. Relocate the playground amenity to a more central location in the PUD and away from Curd Road.
6. Remove lots 116 & 117 to allow enough space for an effective buffer from adjacent commercial and amenity uses.
7. Provide building renderings that match the waiver requests. Townhomes shall be fully masonry.
8. All requirements of the City's Subdivision regulations shall be adhered to, except any waivers approved by the Planning Commission and Board of Commissioners.
9. 5-104.1 Multifamily guidelines shall be adhered to, except any waivers approved by the Planning Commission and Board of Commissioners.
10. 6-104.1 Mixed use regulations shall be adhered to excepting any waivers granted by the Planning Commission or Board of Commissioners.
11. 6-103.7 Commercial design standards shall be adhered to except any waiver issues by the Board of Commissioners.
12. Residential HVAC and utility equipment shall be screened entirely from horizontal view, utility meters shall be screened with brick/stone screen walls.
13. Wall mounted utility and meter equipment shall be painted to match the façade of all commercial and amenity buildings.
14. All exterior lighting fixtures shall be decorative.
15. Brick shall be clay, baked and individually laid.
16. Stone shall be individually laid.
17. Provide trash receptacles at each commercial building and amenity main entrances.
18. Provide a five-space wave-style bike rack at each commercial and amenity building.
19. Wet ponds shall have lighted fountains with aeration.
20. Detention and retention areas shall be screened with landscaping around the perimeter.
21. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan and landscape plan submittal.

22. The mail kiosks shall be covered and lit and include designated parking.
23. The dumpster enclosures shall include a pedestrian door, masonry enclosure, metal gates and meet all requirements of 6-103.7.
24. Relocate the dumpsters along the main drive to a less conspicuous location.
25. Provide decorative streetlighting at the subdivision entrances and throughout.
26. Wall mounted light fixtures shall be decorative.
27. Parking lot lighting shall include decorative fixtures mounted to black poles.
28. Mulch is not permitted within 3' of any commercial or amenity structure.
29. All poles and posts shall be painted black, channel posts are not permitted.
30. Wheel stops are not permitted.
31. Bollards shall be painted black.
32. Roof mounted HVAC equipment for the commercial structures and amenities shall be screened entirely from horizontal view via parapet walls per 6-103.7.
33. Provide a phasing sheet with the final master development plan submittal.
34. Sidewalks and trails are not permitted within landscape buffer areas.
35. Identify building separation distances for the commercial and amenity areas.
36. Patios, should they be installed, shall not encroach into landscape buffers.
37. All amenities shall be completed before issuance of the 110th CO.
38. All commercial development shall be completed before issuance of the 110th CO.
39. Split area of the south storm pond, between units 28 & 29, as it will serve both residential and commercial areas of this PUD. As calculated it currently gives inaccurate credit toward commercial area.

Engineering:

1. The following variances are requested or required:
 - a. [4-103.3] To allow private streets: **SUPPORTED conditionally on the proposed cross section meeting the City standard for an Access Lane or greater.**
 - b. [4-103.103] To exclude a grass strip between sidewalks and curbs: **NOT SUPPORTED**
2. Based on Staff's review of the MTA, the following offsite improvements are recommended:
 - a. A westbound left-turn lane shall be constructed on Lebanon Road at Curd Road by the 100th C.O.
 - b. The westbound left-turn lane on Lebanon Road at Golden Bear Gateway shall be extended to accommodate the projected queue by the 100th C.O. This will require the installation of a two-way left-turn lane between Golden Bear Gateway and Curd Road to accommodate the storage and tapers.
 - c. Install curve feedback signs on Curd Road south of the project entrance by the 25th C.O.
3. Based on Staff's review of the MTA, the following site-related improvements are recommended:
 - a. A northbound right-turn and a southbound left-turn lane are required on Golden Bear Gateway at the project access prior to the 1st C.O. (commercial or residential (excluding any model home)).
 - b. A northbound left-turn lane is required on Curd Road at the project access prior to the 1st C.O. (commercial or residential (excluding any model home)).

4. On street parking shall be parallel parking, including at the mail kiosk. Additional parking may be provided from a separate lot.
5. Sidewalks adjacent to any parking shall be 7'.
6. A crosswalk shall be provided across Road A at Road B.
7. Sidewalk width along Golden Bear Gateway frontage shall be at least 6'. This sidewalk would likely be located on the bank of the existing bluff. Grading of the bluff shall be included with the FMDP submission.
8. Sidewalk width along Curd Road frontage shall be at least 5'.
9. A minimum driveway depth of 22' is recommended, matching the requirement for single-family residential.
10. The sidewalk connecting Road F to the northern walking path shall be on the west side of the road.
11. The 2' grass strip will have steep driveway grades from the curb.
12. All pedestrian facilities shall comply with ADA and PROWAG standards.
13. Adequate sight distance shall be provided at all intersections. Sight distance profiles will be provided at FMDP.
14. 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.
15. Landscaping plans shall be approved prior to construction plans approval.
16. If wet ponds are used, aeration shall be provided.
17. The developer deemed there were no steep slopes onsite.
18. Tennessee Rule 0400-10-.04 required for water quality and quantity.
19. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
20. An assessment of the allowance onsite grinder systems will take place at FMDP. If grinder systems are indeed allowed, the developer shall provide a redundant system to the City for each grinder system installed as future maintenance.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

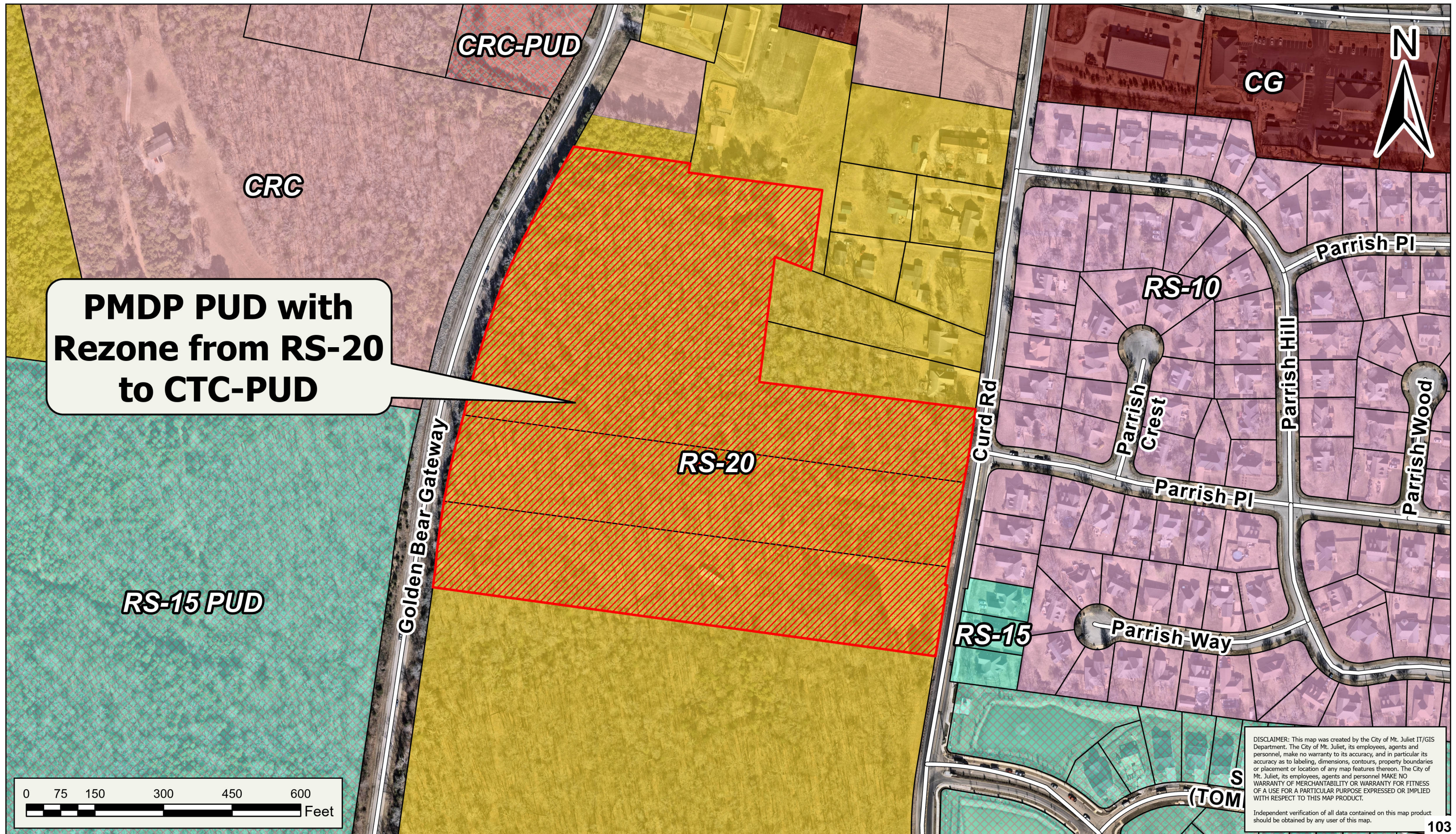
Wilson County Schools:

1. No Comments Provided.



Exhibit A- PMDP PUD w/ Rezone

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





Mt. Juliet, Tennessee

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

Staff Report

File #: 1306

Agenda Date: 7/17/2025

Agenda #: 8.A.

Title:

Review the Site Plan for Seven Brew, located at 11226 Lebanon Rd.



MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Seven Brew 11226 Lebanon Road
Site Plan
Map - 054
Parcel(s) – 13.21

Request: Gresham Smith, on behalf of their client, Who Brew LLC, is seeking Site Plan approval for a drive thru coffee shop with detached cooler building at 11226 Lebanon Rd. This is located at the corner of the Northern entrance into the Kroger shopping center, and abutting Dollar General to the East. This site is located within District 1.

Analysis: The parcel is zoned CG, Commercial General, (surrounding parcels are zoned CG, except for the Kroger center at CTC, Commercial Town center zoning) and approximately 0.65 acres in area. It is currently occupied by a dry cleaner, of which this business will be discontinuing and the existing structure be torn down. The proposed coffee shop is served via two drive through lanes.

Bulk Regulations: Building setbacks are correctly displayed, 30' front, 10' side and 20' rear. The proposed redevelopment does not violate these setbacks. The tallest portion of the building is 19'5" and the tallest portion of the detached cooler is 10'6", and within the maximum 35' height allowance. The maximum building coverage is 50% and the proposed structures will only utilize 2.86% of this coverage area.

Vehicular Access: Vehicular access is via Lebanon Road through an access easement serving the Kroger Shopping Center. This center is also accessible via North Mt. Juliet Road, which allows for that additional access area. There will also be access via an easement through the Dollar General parking area to the East. These easements are all currently being utilized through the existing business currently in operation.

Pedestrian Access: Sidewalk is existent along Lebanon Rd. Pedestrian access via the sidewalk shall be upgraded for ADA accessibility to this parcel. Pavement striping for pedestrian accessibility and safety is provided in multiple areas throughout the parking lot.

Parking: The plans identify 8 parking spaces with one ADA van accessible space, exceeding the minimum requirement. To be noted, there is an existing parking agreement to be maintained with the Dollar General store to the East. Perpendicular spaces are 9'x18' and the angled spaces are

pre-existing, serving the Dollar General store and will be utilized via the shared parking agreement. Wheel stops are not proposed. ADA signage shall be placed in a bollard, painted black or a color complimentary to the building elevation, not yellow. A five space wave style bike rack and detail are provided.

Landscaping: The most recent landscape plans are under review and comments are forthcoming, with the previous review only showing a few minor issues to address. All comments shall be addressed prior to the submittal of construction plans.

6.103.7 Commercial Design standards: The 19'5" tall structure is primarily faced with modular brick as this is a modular constructed building. The blue color proposed for the canopies and covers are subject to Planning Commission approval as well. Wall mounted utility equipment shall be screened via masonry or painted a color complimentary to the façade. HVAC equipment is roof mounted and its location is identified. A rooftop screen wall has been proposed and a waiver requested (noted below). Staff does support this waiver for the screen wall. Wall mounted lighting fixtures shall be of a decorative variety, as wal-paks are not permitted.

Other: The dumpster is enclosed, includes a pedestrian door and materials correspond and compliment the main building. A metal decorative gate is also provided per code. The photometric plan has been revised to be compliant with regulations. All parking lot lighting, poles, and posts shall be painted black or a muted color complimentary to the building. No channel posts are allowed, and all signage shall be placed in bollards, painted black or a color complimentary to the building, with no yellow paint allowed. Decorative trash receptacles are provided at the front of the building and called out on the plan.

Variances/Waivers:

1. 6-103.7 – A waiver has been requested to deviate from the parapet wall for rooftop mounted HVAC screening. A rooftop screen wall has been requested in lieu of and shown on the plans on page A2.1. ***Staff does support this waiver request.***
2. 6-103.7 – Modular brick in lieu of natural. ***Staff does support this request.***

Summary: The resubmittal includes a few minor items to be address, found in the conditions of approval as listed below. The use of modular brick and the screen wall requires waivers from the Planning Commission. The blue color on the canopies/cover and rooftop screen wall is subject to the approval of the Planning Commission also.

Recommendation: Staff recommends approval of the Site plan for Seven Brew Drive Thru Coffee Shop at 11226 Lebanon Road, with the following conditions:

Planning and Zoning:

1. Excepting any waivers/variances granted, all requirements of the commercial design regulations, 6.103-7, shall be adhered to.
2. Provide an ADA accessible pedestrian connection via the sidewalk along Lebanon Road.
3. Brick shall be clay, baked and individually laid unless a waiver is granted by the Planning Commission for the use of modular brick.

4. Rooftop mounted utility equipment shall be screened via a parapet wall unless a waiver is granted by the Planning Commission.
5. Poles, and posts for signage and lighting, shall be painted black, or a muted color complimentary to the building and not yellow.
6. Bollards shall be painted/sleeved black or a muted color complimentary to the building. Yellow is not allowed.
7. Wall mounted utility/meter equipment shall be screened with masonry or painted to match the façade it is attached to.
8. Gutters/downspouts shall be painted a color complimentary to match the façade.
9. Wall mounted lighting fixtures, if utilized, shall be decorative. No proposals are shown.
10. Landscape plan comments shall be addressed prior to the submittal of construction plans.
11. Combustible landscape materials (such as mulch) are prohibited within 3' of the building.
12. Signage shall be reviewed via a separate application to the Planning Department.
13. Wall signage is limited to no more than four wall signs per business. Entire sign designs may not be in the shape of a product or motif, i.e. – business symbol only.
14. If the existing pylon sign is to be utilized, no structural changes can be made via size, reader board, etc., or the sign will be required to come into compliance. If possible, please provide a brick and/or stone column around the base of the of the pole, to compliment the elevations of the new building. Staff will work with the contractor to create an aesthetically approved design.
15. The engineer shall sign the plan set.
16. The architect shall sign the plan set.

Engineering:

1. Internal storm sewer system shall have a minimum of 15" diameter pipe outside of the ROW (outside of water quality units and roof drain collection).
2. Do not install EPSC measures in existing landscaping being preserved as a buffer.
3. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
4. Stormwater: Rule 400-10-.04 needed at construction plans, 100-year storm for detention.
5. A letter of approval from West Wilson Utility District will be required prior to construction plan approval.
6. All sewer mains (minus laterals) shall be public and within a 20' (minimum) easement.
7. Sewer availability has been granted.
8. The crosswalk across the drive-thru lanes should be white for better visibility.
9. Parking drive aisles must be at least 26' for perpendicular parking.
10. Provide drainage report for preliminary review by second submittal to remain on the July 2025 Planning Commission agenda.
11. The slope of the ADA parking space may not exceed 2.08%.
12. A pedestrian access route to the public right-of-way is likely required. Staff is waiting on input from the Access Board technical assistance program. Such route would be required at construction plans.
13. 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.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1300

Agenda Date: 7/17/2025

Agenda #: 8.B.

Title:

Review the Site Plan for Industrial Dr Storage, located at 335 Industrial Dr.



MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 335 Industrial Drive Self Storage
Site Plan
Map – 72I Group D
Parcel(s) – 19.00

Request: Heritage Civil, on behalf of Industrial Station LLC, requests site plan approval for a three story, 38,400 square foot self-service storage at 335 Industrial Drive in District 3.

Overview: The subject site is located on the east side of Industrial Drive and is already developed with two structures and associated improvements. The zoning is I-G and the proposed use of self-service storage is permitted by right in this zoning district. An associate preliminary plat is on this agenda, also, to initiate creating the separate lot this project will occupy (1.19 acres).

Bulk Regulations: The lot for this development will be subdivided and provided access to Industrial Drive via a 25' wide access easement. The proposed lot (51,930sf) exceeds the minimum required area of 40,000sf for an IG zoned development. The site will use permeable pavers and will not exceed the maximum impervious surface area requirement of 80%, being at nearly 59%. Building coverage is approximately 25% of the site, half the maximum permitted of 50%. Maximum building height is three stories, 35', below the maximum of 50' permitted.

Building setbacks are correctly rendered per code except the rear which in lieu shows the width of the landscape buffer. In IG districts boundaries adjacent to the side or rear lot lines of residential require a 100' wide free and clear space. The rear of several lots in the Lynnhaven subdivision abut this development site to the east. Section 7-103.4.7.a allows the Planning Commission to grant relief from this provided other buffering actions are taken. The applicant has proposed a 33' wide type D-4 buffer with a 6' tall opaque vinyl fence in this area.

Vehicular & Pedestrian Access: Vehicular access is provided via a 25' wide public access easement from Industrial Drive. Pedestrian infrastructure is not proposed.

Article IX Parking: The correct parking formula was used ($1/5000sf + 2$ for the office + 1 per employee). This results in 11 spaces and the site data table indicates 12 are provided. Two ADA accessible spaces are provided. Parking stalls and drive aisles are dimensionally compliant with code. A loading zone is provided and wheel stops are not proposed.

7-103.9 Industrial Building Design: The three story, 38,400sf building is faced with brick and hardi board. The industrial design guidelines require a 100% masonry façade; however, the Planning Commission may approve alternative materials.

Rooftop mechanical equipment is not identified, but it appears that a parapet wall is provided to screen the equipment from horizontal view. Wall mounted exterior lighting fixtures are “d” series and are acceptable for such a building.

Article X Landscaping: A landscape plan has been submitted and is under review by the City’s consultant. Any comments received shall be addressed before submittal of construction plans to Public Works.

The site is subject to substantial buffer requirements, being next to residentially zoned land to the east. The zoning ordinance requires “Within I-R and I-G, Industrial Districts, along such portion of the boundary of the industrial district which coincides with a side or rear lot line of a zone lot in any residential district, an open area unobstructed from the ground to the sky shall be provided within the industrial district”. In lieu of this requirement, the applicant is proposing a 33’ wide type D-4 transitional buffer yard with a 6’ tall opaque vinyl fence (detail provided). The zoning ordinance allows the Planning Department discretion to waive the 100’ wide open area if alternative buffering is proposed and acceptable.

Other: Notes provided indicate compliance with retaining wall requirements, being segmental block or faced with masonry a color to gel with the rest of the site. Parking lot lighting is acceptable with “d” series luminaires on black poles. The photometric plan indicates some light at the residential district boundaries, revise to zero. Retaining walls are proposed and notes indicate they will be segmental block or faced with masonry.

Other signage poles on site are noted to be painted black. Should a dumpster be used, the enclosure shall meet the requirements of 7-103.11. Fencing details are provided, and include a opaque, vinyl 6’ tall buffer yard fence and a chain link fence. The location of the chain link fence is not identified on the plans. The site is subject to inclusion of a five space, wave-style bike rack and a trash can near the main entrances.

Variances/Waivers: The following waivers are requested:

7-103.4.7.a: “Within I-R and I-G, Industrial Districts, along such portion of the boundary of the industrial district which coincides with a side or rear lot line of a zone lot in any residential district, an open area unobstructed from the ground to the sky shall be provided within the industrial district”. In lieu of this requirement, the applicant is proposing a 33’ wide type D-4 transitional buffer yard with a 6’ tall opaque vinyl fence (detail provided). The zoning ordinance allows the Planning Department discretion to waive the 100’ wide open area if alternative buffering is proposed and acceptable. – STAFF SUPPORTS

7-103.9: In all industrial districts, the exterior walls of all buildings shall be of 100 percent brick (clay baked, individually laid) or stone (individually laid). The Planning Commission may waive this requirement. The applicant is requesting 50% brick and 50% hardi board façade materials for each façade. – STAFF SUPPORTS

Summary: Items remaining to be addressed are found in the conditions of approval below. Notes provided in the plan set indicate compliance with a variety of items typically found in the conditions of approval. The Planning Commission shall determine the outcome of the building façade material choices and the request for a D-4 buffer in lieu of the 100' wide open area required by the zoning code.

Recommendation: Staff recommends approval of the site plan for self-service public storage at 335 Industrial Drive, subject to the conditions as noted below:

Planning and Zoning:

1. Label the landscape buffer widths.
2. Label the access easement width.
3. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
4. Revise the lighting to result in zero at property lines adjacent to residential zoning.
5. Provide a five space, wave style bike rack per 7-103.8.
6. Provide a trash receptacle at the main entrance per 7-103.1.
7. All brick shall be clay, baked and individually laid.
8. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
9. All wall mounted utility equipment shall be painted a color complimentary to the building façade.
10. All signage shall be reviewed under separate application to the Planning Department.
11. All bollards shall be painted a color complimentary to the building façade.
12. All fencing shall be low maintenance, decorative type, identify where the chain link fencing is proposed to be installed and revise the plans to include a more decorative option.
13. Combustible landscaping materials are prohibited within 3' of the building.
14. Rooftop HVAC and other equipment shall be screened from horizontal view, via a parapet wall.
15. Display the rear building setback required by code on the plat, rather than the width of the buffer yard.

Engineering:

1. Do not install EPSC measures in existing landscaping being preserved as a buffer.
2. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
3. If wet ponds are used, aeration shall be provided.
4. Add utility contacts on the cover sheet.
5. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
6. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
7. Sewer availability has been requested.
8. This site will require a grinder pump system. Specifications will be provided at construction plan review

9. Stormwater: TN rule 400-10-.04 and 100-year 24-hour storm at construction plans.
10. Stormwater: QHP confirmation needed for watercourse, it is believed that current owner worked piping stream without ARAP and city approval.
11. Center the pavement marking arrows in the center of the drive aisle, excluding the fire lane.
12. The permeable pavers must be slip resistant to be used in the ADA spaces.
13. 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.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1302

Agenda Date: 7/17/2025

Agenda #: 9.A.

Title:

Review the Final Master Development Plan for The Reserve at Tate Ln, located off Tate Ln.



MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Reserve at Tate Lane
FMDP
Map – 073
Parcel(s) – 022.00, 022.07, 022.12, 022.13, 022.14, 022.15
& 022.16

Request: Heritage Civil on behalf of their client, Trinity Partners Group, LLC., is seeking final master development plan approval for the Reserve at Tate Lane single family residential subdivision, located on the East side of Tate Lane. This is in District 1.

Overview: The subject property consists of approximately 18.5 undeveloped acres, on the East side of Tate Lane, just North of West Division Street, and Victory Baptist Church. The zoning is RS-20 with a PUD overlay. The PMDP-PUD was reapproved via ordinance 2025-30. The proposed density is 1.95 units per acre and a total unit count at buildout of 36 single family homes. The buildout is proposed in 2 phases, with the first phase consisting of 21 lots, and the second/final phase consisting of 15 lots.

Bulk Standards: The development area consists of 18.5 undeveloped acres, on which 36 lots are proposed. The property abuts Victory Baptist Church to the South. The density is proposed at 1.95 units per acre and the Max density allowed within RS-20 is 2.2 units per acre. The minimum lot size is 10,000 sf, average of 15,000 sf and maximum of 21,960 sf.

Access: This subdivision is accessible via Tate Lane only. A prior connection to Due West Drive through the existing Lynn Haven Subdivision was disapproved via the Board of Commissioners. The access via Tate Lane will be the only access point for ingress and egress. There will be no road stubs included with this project.

Open space/amenities: Improved open space consists of 2.94 acres. The amenities provided within this subdivision is a common play lawn incorporated within the central portion of the neighborhood and a walking trail.

Landscaping: The landscape plan is under review by the City's consultant currently. Review comments will come via separate cover and shall be addressed prior to the submittal of construction drawings for review by Public Works.

Other: The mail kiosk will be located at the front of the neighborhood, and will be covered and well lit. It is adjacent to lot #36, and will have available parking for accessibility.

5-104.4 Single Family Design Guidelines: The applicant noted each home will be custom built, therefore no mass built product elevation was provided. Renderings are provided. The builder was approved a waiver for a cumulative total of 50% masonry, and 50% of approved secondary materials on each façade.

Variances/Waivers: The following were granted at PMDP-PUD (Ord. 25-30) approval by the Board of Commissioners.

1. 5-103: side yard setbacks – 10' (20' required)
2. 5-103: minimum lot width at the building line - 70' (100' required)
3. 5-103: maximum lot coverage – 25% (35% required)
4. Cul-de-sac length – exceed 700' length and 14 unit maximum – conditional if at least 24' of pavement width is provided.
5. All roads 25mph
6. 5-104.4: single family residential design standards – cumulative 50% masonry and 50% secondary materials for each home façade –
7. Transportation Plan: no connection between Due West and Tate Lane
8. Private Roads: All roads to be private in lieu of public.

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

Recommendation: Staff recommends approval of the final master development plan for Reserve at Tate Lane, subject to the conditions below:

Planning and Zoning:

1. All conditions of Ordinance 2025-30 shall be adhered to.
2. All conditions of Art. 5-104, single family residential guidelines, shall be adhered to, excepting any variance/waiver granted via Ord. 2025-30.
3. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. Vinyl is not permitted as a secondary façade material.
6. The mail kiosk shall be covered, well-lit and include a minimum of one designated parking space.
7. Decorative, non-obtrusive outdoor lighting shall be utilized on the perimeter wall.
8. Provide decorative street lighting at the entrance to the subdivision.
9. Landscape plan comments are via separate cover; all comments shall be addressed prior to submitting construction plans to Public Works.
10. Landscape buffers shall be in open space and maintained by the HOA.
11. A tree survey is required to receive credit for existing material for required buffers.
12. For all wet ponds, please include aeration with lighted fountains.
13. Detention/retention ponds shall include vegetative screening around the perimeter.

14. Provide timeline on the construction of the trail connection from Watermark Way (as discussed and agreed upon at the BOC meeting) at the time of submittal of the construction plans.

Engineering:

1. Previous PMDP/PUD conditions apply.
2. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place during construction plan review.
3. The cul-de-sac shall have an entry and exit radius of R50' per ST-121.
4. Provide an updated sight distance exhibit with the reduced cut at Tate Lane.
5. 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.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1324

Agenda Date: 7/17/2025

Agenda #: 9.B.

Title:

Review the Final Master Development Plan Site Plan for Broadstone at McFarland Farms Ph. 1C, located at 5238 Old Lebanon Dirt Rd.



MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Broadstone McFarland Farms, Ph 1C
FMDP/Site Plan
Map – 077
Parcel(s) – 022.00, 022.01, 022.00 & 023.00

Request: Catalyst Design Group, on behalf of their client, Alliance Residential Company, is requesting Final Master Development Plan and Site Plan approval for Broadstone McFarland Farms, Ph. 1C, Commercial Mixed-Use PUD, located on Old Lebanon Dirt Rd., in District 3.

History: This PUD is located on the South side of OLDR, East of Cedar Drive. The property was annexed, and the land use plan was amended. The Preliminary Master Development Plan was approved in early 2023 (Ordinance 2023-14).

Overview: The property is 110.3 acres on the south side of Old Lebanon Dirt Road, east of N. Mt. Juliet Road and the Valley Center. The zoning is CTC PUD. The total number of residential units is 674. The overall residential density is 6.1 units per acre. The estimated population at buildout is 2,225 people. Minimum lot size approved for this development is 5,000 sq ft with an average of 7,568 sq ft. This submittal is the commercial mixed-use component of the PUD. Under the approved PMDP-PUD Ordinance, the commercial portion of the development will entail over 35,000 sf (+10%). This first phase as submitted, is two commercial mixed-use buildings of approximately 10.46 acres (455,580 sf), which will incorporate multi-family residential, office, retail and restaurant space.

Final Master Development Plan: The Final Master Development Plan is in substantial conformance with the previously approved Preliminary Master Development Plan. The overall site layout was established with the PMDP and while this FMDP includes changes, the changes do not void compliance with the PMDP.

The FMDP reflects many of the changes requested by staff, Planning Commission and the Board of Commissioners. Mass grading of the property is currently underway.

Site Plan: The Site plan, as submitted, is for Phase 1C, will incorporate the two buildings within this phase. Buildings 100 and 200 are both multi-story and will include both the multi-family and commercial uses. Building #100 incorporates both residential, live/work space, club and the

leasing office/mail room. The exterior areas of building #100 also host a 1,200 ft pool and 2,300 ft cabana. Building #200 is also a mixed use, with the multi-family residential, and commercial.

Bulk Standards: The total acreage of the proposed development for Phase 1C, is 10.46 acres. The commercial component incorporates 18,000 square feet, which includes 4,800 sf of live/work space, 7,400 sf of retail/restaurant and 5,800 sf of office/co-work space. The multi-family is located within buildings #100 & #200, and is approximately 331,592 sf of living quarters. This area also includes the residential amenities, at 7,680 sf, which combined is 1.44 acres of total lot area.

Vehicular Access: The property has frontage along both Cedar Drive and Old Lebanon Dirt Road. Access will be available via both Cedar Drive and Old Lebanon Dirt Road. There will also be additional access points throughout the remainder of this development of McFarland Farms. Decorative street lighting will be provided throughout the entirety of this development.

Streets/sidewalks: The internal sidewalk network is shown within this phase with connections throughout, and with direct pathways to both Cedar Lane and Old Lebanon Dirt Road.

Parking: Parking data indicates 526 spaces of residential, and 26 spaces for commercial as a combined total of 552 spaces required. The applicant is proposing 541 regular parking stalls, and 11 ADA accessible spaces, to meet the 552 minimum parking space requirement. Parking has been determined by the proposed use for each type incorporated within this phase.

6.103.7 Commercial Design Standards All requirements of 6.103.7, shall be met excepting any variances/waivers as approved by the Board of Commissioners and indicated in the approved variance/waiver listing below. A variance was granted at PMDP to allow for multi-family residential and commercial building exterior facades to include a mix of 40% masonry and up to 60% secondary materials, to include cement lap siding, and board/batten.

Bollards, poles and posts are painted to match the site palette. Decorative trash receptables and wave style bike racks are provided throughout the development. The dumpster/trash compactors have been relocated to the rear locations of the lot to provide additional buffering from Cedar Lane.

5.104.1 Residential Design Standards: The multi family structures are included within this phase, and adhere to all requirements of 5.104.1 excepting any variances/waivers as previously approved by the Board of Commissioners and indicated in the approved variance/waiver listing below. A variance was granted at PMDP to allow for multi-family residential and commercial building exterior facades to include a mix of 40% masonry and up to 60% secondary materials, to include cement lap siding, and board/batten.

Landscaping: Landscape plans are under review and comments are coming via separate cover. All comments shall be addressed before construction plans can be submitted. Enhanced landscaping has been requested to be placed throughout the development due to waivers as approved by the Board of Commissioners and indicated in the approved waiver listing below.

Variance/Waivers: There were a number of substantial variances/waivers granted as part of the Preliminary Master Development approval. The following is a list of all variances/waivers as granted by the Board of Commissioners, Ordinance 2023-14. Some variances/waivers may include phases, and may not be submitted within this phase, however, they may be submitted at a later date with additional phases, and will also be included at that time:

1. The Board of Commissioners granted a variance for the parapet screened rooftop HVAC units for the multi-family buildings allowed.
2. The Board of Commissioners granted a variance to exempt the perimeter fencing between the townhomes and single family homes. *(Not included in this submittal)*
3. The Board of Commissioners granted a variance to allow for the 35' maximum height for multi-family residential building to be revised to 45' max inhabitable, and 55' maximum at the roofline.
4. The Board of Commissioners granted a variance for the minimum side setbacks for single family residential homes to be revised from 10' to 7.5'. *(Not included in this submittal)*
5. The Board of Commissioners granted a variance for the minimum front setback for multifamily residential building to be revised from 30' to 20'.
6. The Board of Commissioners granted a variance 5-104.1, allow for 40% masonry and 60% secondary materials on all multi-family and commercial facades. No vinyl will be used.
7. The Board of Commissioners granted a variance to all single family home exterior facades to be a mix of 70% brick/and 30% secondary materials. No vinyl will be used. *(Not included in this submittal)*
8. The Board of Commissioners granted a variance to allow a beer permit for on premises consumption within 500' of the church.
9. The Board of Commissioners granted a variance to allow the front setback for townhomes along Old Lebanon Dirt Road to be 15', other Townhome setbacks will be 10'. *(Not included in this submittal)*
10. The Board of Commissioners granted a variance to all Roads B and H to have front load garages. *(Not included in this submittal)*

Summary: The Final Master Development plan/Site Plan for Phase 1 is in substantial conformance with the Preliminary Master Development Plan (Ordinance 2023-14). The five (5%) commercial requirement, is to be obtained between Phase 1 and 2. As approved by the PMDP-PUD, there is 35,000 sf (+10%) commercial to be included, and 18,000 sf is being proposed in this phase. However, the proposal of the live/work spaces shown at 4,800 sf cannot be allowed to be counted towards the required commercial square footage. Under the builder's website, live/work spaces are designed for renters to work remotely, and do not provide any type of commercial services for customers to utilize. Therefore these units do not qualify under the commercial requirements and the 4,800 sf cannot be counted towards the 5% commercial square footage requirements. Phase 2 *(future submittal)* shows approximately 24,000 sf of commercial, which once built out, should fulfill the PMDP-PUD requirements.

The FMDP and the Site Plan reflects many of the changes requested from prior reviews by staff,. Other items may be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the Final Master Development Plan and the Site plan for Broadstone at McFarland Farms, Phase 1C, with inclusion of the conditions below:

Planning and Zoning:

1. All conditions of approval for the Preliminary Master Development Plan PUD, via ordinance 2023-14, shall be adhered to.
2. Revise and resubmit the 4,800 sf of live/work space to true commercial space to be utilized by the general public. The utilization of the residential space for remote work of the tenant cannot be counted towards the commercial requirements.
3. 5.104.1 and 4-114 Multifamily regulations shall be adhered to, excepting any waivers/variance approved by the Planning Commission and/or Board of Commissioners.
4. 5.103A and 6.103A shall be adhered to, excepting any waivers/variances approved by the Planning Commission and/or Board of Commissioners.
5. All brick shall be clay, baked and individually laid.
6. All Hardie Plank/Board and Batten, must be fiber cement
7. Metal and Vinyl shall not be permitted as a secondary façade material.
8. All entrances and exits to the project must be well lit.
9. Wall mounted utility and meter equipment shall be painted to match the building façade upon which it is affixed to.
10. Ground mounted utility meters shall be screened with brick/stone walls.
11. Poles for parking lot lighting fixtures shall be painted black or a complimentary muted color and located in yards or planting beds and not in parking areas or drive aisles.
12. Provide decorative trash can and bike rack at the front of the buildings.
13. All landscape plan review comments shall be addressed prior to the submission of construction documents.
14. Provide farm style fencing in the enhanced landscaping areas along Cedar Lane.
15. Signage shall be reviewed via a separate application to the Planning Department.
16. Reduce light bleed to zero at the property lines adjacent to residential areas. The light bleed from the amenity areas shall not have a detrimental affect on the attached residential areas.
17. All fencing shall be low maintenance, decorative type.
18. Combustible landscaping material is prohibited within 3' of any building.
19. Define the utilization and provide description of the office/co-workspace in the commercial building.

Engineering:

1. Previously approved PMDP/PUD conditions apply.
2. Rename Phase 1C to Commercial Phase 1.
3. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.

4. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
5. Do not install EPSC measures in existing landscaping being preserved as a buffer.
6. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
7. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
8. Minimum storm pipe outside of the ROW shall 15" and storm pipe in the ROW shall be 18". Exceptions are made for roof drainage collection system.
9. Stormwater: TN rule 400-10-.04 and 100-year 24-hour storm at construction plans.
10. Provide a pedestrian connection from commercial uses to the residential phases of McFarland Farms.
11. Reevaluate the location of ADA parking spaces to be as close to entrances as possible.
12. 12 ADA spaces are required based on the 552 total spaces.
13. The current plan limits the future commercial phase to one access point. The future commercial phase may not access Cedar Drive as currently shown.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1303
10.A.

Agenda Date: 7/17/2025

Agenda #:

Title:

Review the Preliminary Plat for The Crye Property, located off Rehnea Dr and Graham Dr.



MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Broadstone McFarland Farms, Ph 1C
FMDP/Site Plan
Map – 077
Parcel(s) – 022.00, 022.01, 022.00 & 023.00

Request: Catalyst Design Group, on behalf of their client, Alliance Residential Company, is requesting Final Master Development Plan and Site Plan approval for Broadstone McFarland Farms, Ph. 1C, Commercial Mixed-Use PUD, located on Old Lebanon Dirt Rd., in District 3.

History: This PUD is located on the South side of OLDR, East of Cedar Drive. The property was annexed, and the land use plan was amended. The Preliminary Master Development Plan was approved in early 2023 (Ordinance 2023-14).

Overview: The property is 110.3 acres on the south side of Old Lebanon Dirt Road, east of N. Mt. Juliet Road and the Valley Center. The zoning is CTC PUD. The total number of residential units is 674. The overall residential density is 6.1 units per acre. The estimated population at buildout is 2,225 people. Minimum lot size approved for this development is 5,000 sq ft with an average of 7,568 sq ft. This submittal is the commercial mixed-use component of the PUD. Under the approved PMDP-PUD Ordinance, the commercial portion of the development will entail over 35,000 sf (+10%). This first phase as submitted, is two commercial mixed-use buildings of approximately 10.46 acres (455,580 sf), which will incorporate multi-family residential, office, retail and restaurant space.

Final Master Development Plan: The Final Master Development Plan is in substantial conformance with the previously approved Preliminary Master Development Plan. The overall site layout was established with the PMDP and while this FMDP includes changes, the changes do not void compliance with the PMDP.

The FMDP reflects many of the changes requested by staff, Planning Commission and the Board of Commissioners. Mass grading of the property is currently underway.

Site Plan: The Site plan, as submitted, is for Phase 1C, will incorporate the two buildings within this phase. Buildings 100 and 200 are both multi-story and will include both the multi-family and commercial uses. Building #100 incorporates both residential, live/work space, club and the

leasing office/mail room. The exterior areas of building #100 also host a 1,200 ft pool and 2,300 ft cabana. Building #200 is also a mixed use, with the multi-family residential, and commercial.

Bulk Standards: The total acreage of the proposed development for Phase 1C, is 10.46 acres. The commercial component incorporates 18,000 square feet, which includes 4,800 sf of live/work space, 7,400 sf of retail/restaurant and 5,800 sf of office/co-work space. The multi-family is located within buildings #100 & #200, and is approximately 331,592 sf of living quarters. This area also includes the residential amenities, at 7,680 sf, which combined is 1.44 acres of total lot area.

Vehicular Access: The property has frontage along both Cedar Drive and Old Lebanon Dirt Road. Access will be available via both Cedar Drive and Old Lebanon Dirt Road. There will also be additional access points throughout the remainder of this development of McFarland Farms. Decorative street lighting will be provided throughout the entirety of this development.

Streets/sidewalks: The internal sidewalk network is shown within this phase with connections throughout, and with direct pathways to both Cedar Lane and Old Lebanon Dirt Road.

Parking: Parking data indicates 526 spaces of residential, and 26 spaces for commercial as a combined total of 552 spaces required. The applicant is proposing 541 regular parking stalls, and 11 ADA accessible spaces, to meet the 552 minimum parking space requirement. Parking has been determined by the proposed use for each type incorporated within this phase.

6.103.7 Commercial Design Standards All requirements of 6.103.7, shall be met excepting any variances/waivers as approved by the Board of Commissioners and indicated in the approved variance/waiver listing below. A variance was granted at PMDP to allow for multi-family residential and commercial building exterior facades to include a mix of 40% masonry and up to 60% secondary materials, to include cement lap siding, and board/batten.

Bollards, poles and posts are painted to match the site palette. Decorative trash receptables and wave style bike racks are provided throughout the development. The dumpster/trash compactors have been relocated to the rear locations of the lot to provide additional buffering from Cedar Lane.

5.104.1 Residential Design Standards: The multi family structures are included within this phase, and adhere to all requirements of 5.104.1 excepting any variances/waivers as previously approved by the Board of Commissioners and indicated in the approved variance/waiver listing below. A variance was granted at PMDP to allow for multi-family residential and commercial building exterior facades to include a mix of 40% masonry and up to 60% secondary materials, to include cement lap siding, and board/batten.

Landscaping: Landscape plans are under review and comments are coming via separate cover. All comments shall be addressed before construction plans can be submitted. Enhanced landscaping has been requested to be placed throughout the development due to waivers as approved by the Board of Commissioners and indicated in the approved waiver listing below.

Variance/Waivers: There were a number of substantial variances/waivers granted as part of the Preliminary Master Development approval. The following is a list of all variances/waivers as granted by the Board of Commissioners, Ordinance 2023-14. Some variances/waivers may include phases, and may not be submitted within this phase, however, they may be submitted at a later date with additional phases, and will also be included at that time:

1. The Board of Commissioners granted a variance for the parapet screened rooftop HVAC units for the multi-family buildings allowed.
2. The Board of Commissioners granted a variance to exempt the perimeter fencing between the townhomes and single family homes. *(Not included in this submittal)*
3. The Board of Commissioners granted a variance to allow for the 35' maximum height for multi-family residential building to be revised to 45' max inhabitable, and 55' maximum at the roofline.
4. The Board of Commissioners granted a variance for the minimum side setbacks for single family residential homes to be revised from 10' to 7.5'. *(Not included in this submittal)*
5. The Board of Commissioners granted a variance for the minimum front setback for multifamily residential building to be revised from 30' to 20'.
6. The Board of Commissioners granted a variance 5-104.1, allow for 40% masonry and 60% secondary materials on all multi-family and commercial facades. No vinyl will be used.
7. The Board of Commissioners granted a variance to all single family home exterior facades to be a mix of 70% brick/and 30% secondary materials. No vinyl will be used. *(Not included in this submittal)*
8. The Board of Commissioners granted a variance to allow a beer permit for on premises consumption within 500' of the church.
9. The Board of Commissioners granted a variance to allow the front setback for townhomes along Old Lebanon Dirt Road to be 15', other Townhome setbacks will be 10'. *(Not included in this submittal)*
10. The Board of Commissioners granted a variance to all Roads B and H to have front load garages. *(Not included in this submittal)*

Summary: The Final Master Development plan/Site Plan for Phase 1 is in substantial conformance with the Preliminary Master Development Plan (Ordinance 2023-14). The five (5%) commercial requirement, is to be obtained between Phase 1 and 2. As approved by the PMDP-PUD, there is 35,000 sf (+10%) commercial to be included, and 18,000 sf is being proposed in this phase. However, the proposal of the live/work spaces shown at 4,800 sf cannot be allowed to be counted towards the required commercial square footage. Under the builder's website, live/work spaces are designed for renters to work remotely, and do not provide any type of commercial services for customers to utilize. Therefore these units do not qualify under the commercial requirements and the 4,800 sf cannot be counted towards the 5% commercial square footage requirements. Phase 2 *(future submittal)* shows approximately 24,000 sf of commercial, which once built out, should fulfill the PMDP-PUD requirements.

The FMDP and the Site Plan reflects many of the changes requested from prior reviews by staff,. Other items may be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the Final Master Development Plan and the Site plan for Broadstone at McFarland Farms, Phase 1C, with inclusion of the conditions below:

Planning and Zoning:

1. All conditions of approval for the Preliminary Master Development Plan PUD, via ordinance 2023-14, shall be adhered to.
2. Revise and resubmit the 4,800 sf of live/work space to true commercial space to be utilized by the general public. The utilization of the residential space for remote work of the tenant cannot be counted towards the commercial requirements.
3. 5.104.1 and 4-114 Multifamily regulations shall be adhered to, excepting any waivers/variance approved by the Planning Commission and/or Board of Commissioners.
4. 5.103A and 6.103A shall be adhered to, excepting any waivers/variances approved by the Planning Commission and/or Board of Commissioners.
5. All brick shall be clay, baked and individually laid.
6. All Hardie Plank/Board and Batten, must be fiber cement
7. Metal and Vinyl shall not be permitted as a secondary façade material.
8. All entrances and exits to the project must be well lit.
9. Wall mounted utility and meter equipment shall be painted to match the building façade upon which it is affixed to.
10. Ground mounted utility meters shall be screened with brick/stone walls.
11. Poles for parking lot lighting fixtures shall be painted black or a complimentary muted color and located in yards or planting beds and not in parking areas or drive aisles.
12. Provide decorative trash can and bike rack at the front of the buildings.
13. All landscape plan review comments shall be addressed prior to the submission of construction documents.
14. Provide farm style fencing in the enhanced landscaping areas along Cedar Lane.
15. Signage shall be reviewed via a separate application to the Planning Department.
16. Reduce light bleed to zero at the property lines adjacent to residential areas. The light bleed from the amenity areas shall not have a detrimental affect on the attached residential areas.
17. All fencing shall be low maintenance, decorative type.
18. Combustible landscaping material is prohibited within 3' of any building.
19. Define the utilization and provide description of the office/co-workspace in the commercial building.

Engineering:

1. Previously approved PMDP/PUD conditions apply.
2. Rename Phase 1C to Commercial Phase 1.
3. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.

4. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
5. Do not install EPSC measures in existing landscaping being preserved as a buffer.
6. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
7. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
8. Minimum storm pipe outside of the ROW shall 15" and storm pipe in the ROW shall be 18". Exceptions are made for roof drainage collection system.
9. Stormwater: TN rule 400-10-.04 and 100-year 24-hour storm at construction plans.
10. Provide a pedestrian connection from commercial uses to the residential phases of McFarland Farms.
11. Reevaluate the location of ADA parking spaces to be as close to entrances as possible.
12. 12 ADA spaces are required based on the 552 total spaces.
13. The current plan limits the future commercial phase to one access point. The future commercial phase may not access Cedar Drive as currently shown.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.