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Members: Luke Winchester, Rebecca Christenson, Ted Floyd, Scott Hefner, David Rast, Larry Searcy, Gerard Bullock, Preston George, Linda Armistead

Resources: Jon Baughman, City Planner, Jill Johnson, Planner I, Shane Shamanur, Director of Engineering, Gino Marchetti/Charles Michels - City Attorney

## Rollcall

**Present** Chairperson Luke Winchester, Commissioner Gerard Bullock, Commissioner Rebecca Christenson, Commissioner Scott Hefner, Commissioner Larry Searcy, and Commissioner Preston George

**Absent** Vice Chair David Rast, Commissioner Linda Armistead, and Commissioner Ted Floyd

### 1. Call to Order

### 2. Set Agenda

Chairman Winchester asked to add item 9A, a discussion item on the Greenhill Road Commercial project located at N. Greenhill Rd and Lebanon Rd.. Jake Porter, 2305 Kline Ave, deferred item 8A for one month. Chairman Winchester set the agenda.

**Present** Chairperson Luke Winchester, Commissioner Gerard Bullock, Commissioner Rebecca Christenson, Commissioner Scott Hefner, Commissioner Larry Searcy, Commissioner Preston George, and Commissioner Linda Armistead

**Absent** Vice Chair David Rast, and Commissioner Ted Floyd

### 3. Staff Reports

Staff went over their reports and answered questions from the commission.

### 4. Citizen's Comments

There were no citizen comments.

### 5. Minutes Approval

#### 5.A. Review the Minutes from the March 21, 2024 Mt. Juliet Planning Commission meeting.

This Minutes was approved.

**RESULT:** APPROVED

**MOVER:** Preston George

**SECONDER:** Gerard Bullock

**Aye:** Chairperson Winchester, Commissioner Bullock, Commissioner Christenson, Commissioner Hefner, Commissioner Searcy, Commissioner George, and Commissioner Armistead

**Absent:** Vice Chair Rast, and Commissioner Floyd

## **6. Consent Agenda**

Staff went over their reports and answered questions from the commission. There were no citizen comments. Chairman Winchester closed the meeting to open a public hearing for items 6A, 6B and 6C. There were no citizen comments. Chairman Winchester closed the public hearing, and reopened the Planning Commission meeting.

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

**RESULT:** APPROVED

**MOVER:** Rebecca Christenson

**SECONDER:** Larry Searcy

**Aye:** Chairperson Winchester, Commissioner Bullock, Commissioner Christenson, Commissioner Hefner, Commissioner Searcy, Commissioner George, and Commissioner Armistead

**Absent:** Vice Chair Rast, and Commissioner Floyd

### **6.A. Review the Final Plat for Tomlinson Pointe Ph. 1 located on Curd Road.**

#### Planning and Zoning:

1. The zoning labels are incorrect, revise before requesting signatures and recording the final plat.
2. Show the driveway location for lot 163.
3. The amenity center shall be completed before the 66th certificate of occupancy is released.
4. All conditions of Preliminary Master Development Plan approval (ord. 21-45) and subsequent modifications (ord. 22-48, ord. 23-19) shall be adhered to.

#### Public Works:

1. All punch list items shall be complete prior to the signing of the final plat.
2. All conditions of Ordinance 2021-45 apply. C.O. triggers within this phase include:
  - Completion of the center turn lane extension on Curd Road south to a southbound left turn lane into the proposed project access by the issuance of the first C.O. New building permits will be withheld until completed.
3. Note #13 is incomplete. Note shall be completed prior to the signing of the final plat.
4. The model home does not count towards the C.O. trigger.
5. Ensure all plat certificates match verbiage from the Land Development Code. Plat certificates currently do not match.

#### Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. The Plat will be reviewed once the phasing is finalized.

**6.B. Review the Final Plat for Tomlinson Pointe Ph. 2 located on Curd Rd.**Planning and Zoning:

1. The zoning labels are incorrect, revise before receiving signatures and recording the final plat.
2. Provide landscaping around the detention ponds.
3. The amenity center is required to be completed before the 66th certificate of occupancy is released via the conditions of preliminary master development plans approval.
4. All conditions of Preliminary Master Development Plan approval (ord. 21-45) and subsequent modifications (ord. 22-48, ord. 23-19) shall be adhered to.

Public Works:

1. All punch list items shall be complete prior to the signing of the final plat.
2. All conditions of Ordinance 2021-45 apply. C.O. triggers within this phase include:
  - Developer shall pay a lump sum contribution of \$150,000 at the 25th C.O. to the City for the construction of an eastbound right turn lane from Lebanon Road to Golden Bear Gateway. Building permits shall be withheld thereafter until payment is made.
3. Note #13 is incomplete. Note shall be completed prior to the signing of the final plat.
4. Ensure all plat certificates match verbiage from the Land Development Code.

Wilson County Schools:

1. No comments provided.

**6.C. Review the Final Plat for Willow Landing Ph. 1 located on Mays Chapel Rd.**Planning and Zoning:

1. Correctly label Plat in accordance with the submitted phasing plan. The plat as submitted shows Phase 1 only. However, the phasing plan is labeled Phase 1a and 1b and the associated legend only shows Phase 1 with no sections. Please revise before requesting signatures and recording the plat.
2. Identify all adjacent zoning districts, parcel and owner information for Phase 1.
3. Revise note #14, on cover page to correct typographical error to note the word “be”. Currently labeled as “e”.

Public Works:

1. Remove all plat certificates mentioning the City of Mt. Juliet (Public Works, Sanitary Sewer Utility Systems, Public Ways) as this project is not within the city limits and not served by City sewer.
2. Note #13 is incomplete.

West Wilson Utility District:

1. The Plat will be reviewed once the storm line and storm structure along Mays Chapel is moved away from the water line.

Wilson County Schools:

1. No comments provided.

**6.D. Review the Site Plan for Pace Laboratories located at 11935 Lebanon Road.**Planning and Zoning:

1. All requirements of the Industrial Design regulations, 7.104 shall be adhered to.
2. Brick shall be clay, baked and individually laid.
3. Provide a dumpster enclosure and detail, and it shall address all the requirements of 7.103.11.
4. Provide Wall mounted lighting details of which shall be decorative in nature. Wal-paks are not permitted.
5. Bollards shall be painted black or a color complimentary to the building. Wheel stops are not allowed.
6. Poles and posts for signage and lighting shall be painted black, or a color complimentary to the building.
7. Provide additional pavement markings for pedestrian access and crosswalks in the Northern parking areas.
8. Landscape plan comments shall be addressed prior to submittal of construction plans.
9. Sign plans shall be submitted and reviewed under separate cover.
10. Provide a retaining wall material detail, it shall be faced with masonry or constructed of segmental block.

Public Works:

1. Landscaping plans shall be approved prior to the commencement of construction plan review.
2. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
3. Preliminary drainage report under review. A comprehensive review of the drainage report will take place at the construction plan review.
4. More information and discussion on traffic screening form shall take place at construction plan review.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. Working with the Engineer on the best way to service the building.

Mt. Juliet Fire Department:

1. New addition and current build attached to the addition needs to be updated to current code. Sprinkler system will be required, most likely have to be with a special design based on what chemicals react with water.
2. The fire alarm for all 12 buildings needs to be updated and working per NFPA 72 and IFC 2018.

**6.E. Review the Site Plan for Drive-Thru Only Restaurant located on Rutland Drive.**Planning and Zoning:

1. Identify the shared or joint access easement on the plans or provide evidence otherwise prior to the submittal of construction documents.

2. Except any waivers as granted, all requirements of the commercial design regulations, 6-103.7, guidelines, shall be adhered to.
3. Brick shall be clay, baked and individually laid.
4. All poles, posts and bollards shall be painted black, not yellow nor orange.
5. Landscape plans shall be addressed prior to the submittal of construction plans.
6. Signage to be reviewed via separate application through the Planning Department. Pylon signs are prohibited.
7. The use of the branding color orange, shall be limited to minimal accents on the building.
8. Dumpster enclosure shall adhere to section 6.103.7.7, to include a steel opaque gate designed to complement the wall materials used.

Public Works:

1. Landscaping plans shall be approved prior to the commencement of construction plan review.
2. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
3. Preliminary drainage report under review. A comprehensive review of the drainage report will take place at the construction plan review.
4. Provide curb and gutter, a six-foot grass strip, and a 10-foot-wide asphalt multi-use path along the Golden Bear Gateway frontage. Placement of these items and elimination of the shoulder can be reviewed at construction plan submittal. Dedicate ROW as needed to fit the multi-use path and roadway drainage conveyance within the ROW.
5. All conditions of the final plat this development is within shall be adhered to.
6. Provide 6' grass strip and 6' sidewalk along Rutland.
7. A sidewalk along Volunteer Blvd will be required and further detailed at the construction plan review.
8. Provide cross access easement to parcel just east. Cross access easement shall be recorded prior to the issuance of the Land Disturbance Permit. Bounds of the cross-access easement can be determined.
9. Provide 5' sidewalk from site to ROW.
10. Pretreatment: 1,500-gal grease trap required but will be further evaluated at construction plan review.
11. The dumpster drain shall tie into the storm sewer system with appropriate BMPs to provide water quality.
12. The developer will be responsible for purchasing and installing a duplex pump station to convey wastewater flows. Coordinate with the City on connecting to the existing public sewer. Specifications on the pump station will be provided during construction plan review.
13. This site was included as part of a larger traffic impact study. No traffic study will be required.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. The service connection will change slightly.

**6.F. Review the Site Plan for Volunteer State Bank located on Golden Bear Gateway.**

Planning and Zoning:

1. All requirements of the Commercial Design regulations, 6.103.7, shall be adhered to.
2. Revise Building elevation material areas and percentages in accordance with the architectural drawings and statements.
3. Brick shall be clay, baked and individually laid.
4. Stone may be pre-cast, but shall be individually laid.
5. Provide wall details and wall mounted utility equipment shall be painted to match the façade.
6. Provide wall mounted lighting detail, must be decorative in nature, and wal-paks are prohibited.
7. Dumpster enclosure gates shall be opaque steel or metal. Trex is not allowed.
8. Provide pedestrian door for dumpster enclosure.
9. Provide HVAC location and screening details.
10. Provide bike rack location.
11. Provide trash receptacle location.
12. Remove the reference to the Town of Smyrna on architectural elevation.
13. Label the cardinal directions on the architectural elevations.
14. Provide additional design elements, such as glass on the rear wall, to provide visual interest and to alleviate the excessive amount of brick due to the location of the street frontage on Rutland Drive.
15. The Utility plan shows a backflow preventer in the Golden Bear Gateway street yard. Provide the required shrubs to screen it from Golden Bear Gateway and Legacy Pointe Boulevard.
16. The height of the sign wall is not provided, so it is not clear whether the detention area along Golden Bear Gateway frontage is adequately screened from view. The detention area must be screened from view from both frontages.
17. All signage shall be reviewed under separate application through the Planning Department.
18. Provide sign wall details, with materials proposed. This wall shall be masonry.

Public Works:

1. The project shall contribute \$2,000 per acre toward the total costs for engineering, design, construction, and installation of high-mast LED lighting at the I-40 interchange. Payment shall be made to Public Works & Engineering prior to the issuance of the Land Disturbance Permit.
2. Provide curb and gutter, a six-foot grass strip, and a 10-foot-wide asphalt multi-use path along the Golden Bear Gateway frontage. Placement of these items and elimination of the shoulder can be reviewed at construction plan submittal. Dedicate ROW as needed to fit the multi-use path and roadway drainage conveyance within the ROW.
3. Preliminary drainage report under review. A comprehensive review of the drainage report will take place at the construction plan review.
4. Landscaping plans shall be approved prior to the commencement of construction plan

review.

5. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
6. Proof of a recorded access easement shall be provided prior to the issuance of the Land Disturbance permit.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. 2" and smaller taps shall be made by WWUD once the fees are paid.

## **7. Site Plans**

### **7.A. Review the Site Plan for Children's Lighthouse located at 9486 Lebanon Road.**

Staff went over their reports and answered questions from the commission. Conor Gilbert, TTL, 624 Grassmere Park, Nashville, represented the project. There were no citizen comments.

Planning Department:

1. The building façade shall consist of 100% brick and/or stone unless a waiver is granted for the use of hardi-board as proposed.
2. Revise sheet A411 to include low maintenance trex for the HVAC screening fence in lieu of cedar.
3. All landscape plan review comments shall be addressed prior to the submittal of construction documents.
4. Finalize the location of the sidewalk connection to Lebanon Road on construction drawings.
5. Revise the access point to Lebanon Road per the requirements of 9-106.4.c.
6. All brick shall be clay, baked and individually laid.
7. Signage shall be reviewed via a separate application to the Planning Department.
8. Wall mounted utility and meter equipment shall be painted to match the building façade it is affixed to.
9. Add city district to the property information on the cover sheet.
10. Poles used for signage shall be painted black, galvanized channel posts are not permitted.
11. Poles used for parking lot lighting fixtures shall be painted black.
12. Steel fencing shall be painted black.
13. Provide a detail of the trash receptacle meeting the requirements of 6-103.7.
14. Designate employee parking spaces via signage.
15. Designate pupil drop off spaces via signage.
16. TDOT improvements to Lebanon Road shall be addressed on construction drawings.
17. Plans for connection to City sewer shall be finalized upon submittal of construction drawings.

Public Works:

1. Stormwater: 60' stream buffer required.

2. Landscaping plans shall be approved prior to the commencement of construction plan review.
3. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
4. Preliminary drainage report under review. A comprehensive review of the drainage report will take place at the construction plan review.
5. Construction plan approval shall be withheld until the City of Mt. Juliet can provide sewer service to the site.
  - The timeline is indefinite as utility coordination is ongoing for a TDOT widening project on Lebanon Road in front of West Elementary School.
  - Ownership of a force main that runs along the Lebanon Road frontage of this site is currently not the City's, and the acquisition of the force main is part of the utility relocation efforts with TDOT's project.
  - There is a potential gravity sewer option that would be at the cost of the developer to install and acquire all necessary easements. This option can be further investigated at construction plan review if the developer chooses this route.
6. 6' sidewalk required along Lebanon Road frontage.
7. Provide 5' sidewalk from the site to the ROW.
8. Pretreatment requirements will be further investigated at the construction plan review.
9. Discussions are ongoing with TDOT about possible road improvements and coordination efforts related to the Lebanon Road widening project at West Elementary School. All TDOT-related comments regarding the site shall be resolved prior to construction plan approval.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. WWUD has no comments.

Mt. Juliet Fire Department:

1. Hydrant at least 100' from FDC, be sure to submit plans to the State Fire Marshal.

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

**RESULT:** DENIED

**MOVER:** Preston George

**SECONDER:** Gerard Bullock

**Aye:** Chairperson Winchester, Commissioner Bullock, Commissioner Christenson, Commissioner Hefner, Commissioner Searcy, Commissioner George, and Commissioner Armistead

**Absent:** Vice Chair Rast, and Commissioner Floyd



**8. Final Master Development Plan/Site Plan**

- 8.A.** Review the Final Master Development Plan and Site Plan for The Bluffs at Cedar Creek Residential Ph. 1 and 2, located on Lebanon Road.

This Action Item was deferred to the Planning Commission due back on 5/16/2024

**RESULT:** DEFERRED

**9. Discussion Item**

- 9.A.** Discuss the Greenhill Road Commercial project located on N. Greenhill Rd. and Lebanon Rd.

The Planning Commission discussed the Greenhill Road Commercial Project. Jake Porter, 2305 Kline Ave., Nashville, represented the project. After discussion, Chairman Winchester submitted notes to staff for review.

**10. Adjourn**

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

**RESULT:** APPROVED

**MOVER:** Scott Hefner

**SECONDER:** Larry Searcy

**Aye:** Chairperson Winchester, Commissioner Bullock, Commissioner Christenson, Commissioner Hefner, Commissioner Searcy, Commissioner George, and Commissioner Armistead

**Absent:** Vice Chair Rast, and Commissioner Floyd

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

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Luke Winchester, Chairperson

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Kenny Howell, Planning Commission Secretary