

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

Date Received: October 16, 2025

Project Name: Vintage Vines (Pleasant Grove Road)

Project Phase:

Submitted By: Catalyst Design Group

Nature of Submittal:

- | | | |
|--|-------------------------------------|---|
| ☐ Preliminary Plat | ☐ Final Plat | ☐ Site Plan – Mass Grading |
| ☒ PMDP – PUD | ☐ FMDP | ☐ Construction Plans |

Engineering Comments:

1. The following conditions of Ord. 2021-48 shall be considered invalid:
 - Public Works #1.b. (Central Pike at Pleasant Grove Road)
2. The \$2,500 per residential unit contribution for Phase 1 shall instead be directed toward the City's Pleasant Grove Road widening project.
3. The development shall widen Pleasant Grove Road along the frontages of the site to a three-lane section including curb and gutter and 10-foot-wide multi-use path per the design provided by the City's consultant. This improvement shall include milling and overlaying the existing road in conjunction with the widening.
 - a. This work shall be completed prior to the issuance of the first certificate of occupancy of Vintage Pleasant Grove (multifamily Phase 2).
4. The development shall widen the section of Pleasant Grove Road in front of the current Church, between the two project frontages, to a three-lane section including curb and gutter and 10-foot-wide multi-use path per the design provided by the City's consultant. This improvement shall include milling and overlaying the existing road in conjunction with the widening. The construction cost of this portion of the widening shall be credited toward the voluntary contribution for Phase 2 of the development (Ord 2022-45).
 - a. The City, at the City's expense, shall acquire the right-of-way by December 31, 2026.
 - b. Developer will complete this scope prior to the issuance of the first certificate of occupancy of multifamily Phase 2.
5. The widening along both sections outlined in conditions 3 & 4 of Pleasant Grove Road shall occur congruently to reduce total impact to the area and public.
6. All PMDP/PUD conditions for Ord. 2021-28 and 2022-45 not explicitly mentioned above shall still apply.

WWUD Comments:

1. WWUD has no comments

Recommendation: Approve with conditions

Review Date: October 23, 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