



MEMORANDUM

Date: August 17, 2023

To: Luke Winchester, Chairman and Planning Commission

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

Re: Downtown Mt. Juliet City Block PMDP PUD
Map – 072H Group C/072I Group A
Parcels – 012.00/024.00, 025.00, 025.01, 026.00, 027.00, 027.01,
017.00, 018.00, 019.00, 022.00, 021.00

Request: Submitted by Imagine 1, the applicant seeks a Preliminary Master Development Plan and Rezone approval for the Downtown Mt. Juliet PUD, a mixed-use development in District 3 at N. Mt. Juliet Road, E. Hill Street & E. Caldwell Street.

Description: The subject property is located on the east side of N. Mt. Juliet Road, between E. Hill St. and E. Caldwell St, except one parcel (Corley's). The proposal encompasses 12 parcels in the area stretching from N. Mt. Juliet Rd. east towards Ridgecrest Dr. The entire development site will encompass an area of 8.00 acres and will include administrative office, commercial and residential uses in eight structures. A summary of the request is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
Downtown MJ	Neighborhood Commercial	N/A	CTC & RS-40	CTC PUD

Future Land Use Plan: The City's Future Land Use Map identifies the property as Neighborhood Commercial. Surrounding Land Use classifications are Neighborhood Commercial. No change is requested.

Zoning: Current zoning CTC and RS-40, requested is CTC PUD.

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 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:

Bulk Regulations: The proposal calls for eight buildings within the PUD boundary. The residential density proposed is 30.625 units/acre, 245 units over the development area of 8.46 acres. Commercial uses total 199,981sf of the site (54%) overall. Commercial uses in mixed use buildings includes 91,000sf (29%). A summary of the buildings:

Building 1: 32,200sf, three stories, grocery, retail, office
Building 2: 6,500sf. two stories, retail, restaurant
Building 3: 28,000sf, three stories, office, restaurant
Building 4: 20,000sf, four stories, city hall
Building 5: four stories + basement , 245 residential units + commercial
Building 6: two story, 208 space parking garage
Building 7: 4,500sf, two stories, retail, restaurant
Building 8: three story, 15 townhomes

The site data table lacks building coverage and impervious surface information this shall meet code upon FMDP submittal.

Parking: Parking is identified at 673. This includes, subgrade parking, a parking structure, parallel parking along W Caldwell and surface parking. The COMJ parking standards require 815, for the proposed uses. A Shared Parking Study was provided analyzing the minimum number of parking spaces required to accommodate the combined proposed uses. The study compares fluctuations in parking demands, throughout the day, week and year. According to this study, prepared by KCI Technologies, the required parking for this mixed use development is 562 spaces. While this number is 31% lower than city parking standards, the site is overparked by 79 spaces. Staff supports the findings of this study. A mixed use development is supposed to promote a more walkable development by providing various uses throughout, as well as the ease of pedestrian connectivity. Staff opines that this plan meets that intent.

Permitted Uses: Identified are multifamily, administrative services, banking, financial and real estate services, convenience retail and services (gasoline sales not a permitted use), entertainment/amusement services limited, general retail sales and services, general business and communication services, professional services medical and nonmedical, restaurant full service, restaurant take out.

Amenities: Proposed amenities include a central plaza, shared plaza/greenspace, and the residential amenities proposed for the multifamily. The plan proposes 20% amenities, which meets code.

Waivers & Variances: A number of waivers and variances are sought as part of this Preliminary Master Development Plan approval as listed below:

1. 6-102A: Grocery store to have no minimum area. (6-102A requires 20,000 minimum) **STAFF SUPPORTS**
2. 6-103A: Maximum building height up to 70'. **STAFF SUPPORTS CODE MAX OF 50' (four stories)**
3. 6-103.7: No less than 85% masonry for all building facades. Secondary materials to include cementitious material, metal, and terra-cotta-esque. **STAFF SUPPORTS**
4. 5-104.1: To allow rooftop mounted HVAC on multifamily buildings and screened by a parapet or separate screening device. **STAFF SUPPORTS**
5. 5-104.1: Amenities for the multifamily will be contained within the building footprint. **The applicant does not need to request this variance, while a "clubhouse" 2,000+ feet in size is not proposed, adequately sized amenities are provided internally, which meets the intent of the code.**
6. 5-104.1: Omit playgrounds in lieu of other amenities. **STAFF SUPPORTS**
7. 5-104.1: Eliminate fencing along internal property lines, as required per multi-family design standards. **STAFF SUPPORTS in all areas except where the project abuts single family residential.**
8. Required low maintenance fence at the rear property line buffer can be placed on the property line, rather than the interior of the buffer as required. **STAFF SUPPORTS**
9. Administrative office parking requirement of 1/400sf, in lieu of the required 1/300sf. **STAFF SUPPORTS, as there will be shared parking throughout.**
10. Multifamily parking to be 1 space/1bedroom or studio in lieu of 1.5 space. **STAFF SUPPORTS, shared parking is provided.**
11. 6-103A: Yard requirements in the PUD boundary as follows: front along NMJR, sides along E. Caldwell and E. Hill, rear along east boundary. No internal yards or setbacks to be required for any platted lot within the PUD boundary and no other special yard requirement shall apply. **STAFF SUPPORTS, subject to Fire Marshal recommendation.**
12. Parking spaces in the structured parking deck of 8'x18' minimally. **STAFF DOES NOT SUPPORT, parking stalls shall be 9'x17.5 as required.**
13. The residential density shall be 31 units/acre. **Due to the urban nature of this project STAFF SUPPORTS, this is consistent with Vintage Station.**
14. Street landscape yards an average of 10' wide along all public right-of-way, Section 10-112. **STAFF SUPPORTS but reserves the right to request additional plantings if needed at FMDP.**
15. 5-104.1: Excess of 12 residential units/floor, on a single unbroken frontage. **STAFF SUPPORTS as this is not garden style in nature.**
16. Access points to residential parking structure to be less than 200' apart. **PW STAFF SUPPORTS**
17. To allow shared parking as proposed, minimum of 673 spaces. **STAFF SUPPORTS**
18. The following signage elements to be permitted in the PUD: **STAFF DOES NOT SUPPORT AT THIS TIME.** Applicant will need submit renderings and supporting documentation to further define the specific request prior to second reading of the PMDP.
 - a. 15' tall monument signs.
 - b. Two monument signs on NMJR.
 - c. One monument sign on E. Hill.
 - d. One monument sign on E. Caldwell.
 - e. Vertical Signage allowed on all facades including blade signage up to 25' in height.
 - f. Signage to be permitted on canopies.

- g. Directional signage to be allowed at all entries.
- h. Off premise signs permitted.
- i. Tenants permitted up to three signs for each establishment.
- j. At each façade, at each street frontage, a sign of 150sf permitted, proportions to be decided by future tenants.
- k. General signage height up to 10'.
- l. Signage permitted to have multiple colored lights.

Summary: This is a complex proposal, staff has worked diligently with the applicant to get the plans where they are today. While there are a gross number of variances requested, the city zoning ordinance does not address more urban mixed use developments. Staff opines this plan is acceptable moving forward to the BOC.

Recommendation: Staff recommends forwarding the Rezone and Preliminary Master Development Plan for the Downtown PUD to the Board of Commissioners with a recommendation for approval, subject to the conditions below.

Planning and Zoning:

1. Remove leasing office/mail room from the list of residential amenities, that is not an amenity.
2. Provide more details on the amenities proposed in Area C, provide percentages and sq ft.
3. Provide ISR and building coverage calculations, with FMDP.
4. Sitting areas shall be located no more than 750' from residential buildings. Sitting areas shall include benches, picnic tables or other passive recreational facilities. These shall be adequately landscaped.
5. Subject to Fire Marshal comments. Multi-family buildings shall be sprinkled.
6. Screening of parking and service areas shall be achieved through ample use of trees, shrubs hedges and screen walls.
7. Required front, rear and side setback shall be accommodated for along the peripheral of the site.
8. Pedestrian connectivity shall be determined at FMDP.
9. Provide details for the proposed dog park by 1st reading.
10. Utility meters shall be screened via bricked screening structure, complimentary to building.
11. Requested waivers are subject to BOC approval.
12. Provide rooftop amenity to multifamily building.

Public Works:

1. Show the location of parking and number of stalls for each building. It is unclear how the parking is allocated and located.
2. Infiltration waiver shall be requested during the FMDP stage as a drainage report will be required for assessing this waiver request.
3. Residences shall not be on private grinder systems. All residential properties shall be served by public (excluding service laterals) gravity sewer main.
4. Upgrade sidewalks along NMJR frontage to 6' and comply with ADA guidelines. Sidewalks on E. Hill Street and E. Caldwell Street shall also be 6' in width.

5. All access to this development from Mt. Juliet Road shall be via E. Hill Street and E. Caldwell St. No individual driveways shall be allowed to access Mt. Juliet Road directly.
6. Traffic/Transportation:
 - a. Each FMDP will require an updated traffic study and the city may require additional transportation improvements in addition to the improvements mentioned below.
 - b. Provide a northbound right turn deceleration lane on N. Mt. Juliet Road at E. Hill Street with 160 feet of storage plus tapers, which meets TDOT's roadway deceleration standards.
 - c. Widen E. Hill Street and E. Caldwell Street to 3 lanes (minor collector standard) along the entire project frontage.
 - d. Additional lanes may be needed on E. Hill Street at N. Mt. Juliet Road, which will be evaluated during each FMDP review.
 - e. Based on the traffic impact analysis it is projected that a traffic signal will be warranted at the intersection of E. Hill Street and Mt. Juliet Road. Provide a traffic signal warrant analysis at each FMDP submittal and at full buildout of each multi-family building. Traffic signal shall be installed if warranted. The intersection of Curd Road and Mt. Juliet Road is also projected to be warranted for a traffic signal. However, due to close proximity, a traffic signal should not be installed at both intersections. The left turn volumes at E. Hill Street are much higher than at Curd Road. Therefore, the signal is projected to be most needed at E. Hill Street.
 - f. Widen Curd Road to provide a westbound left turn lane with 200 feet of storage plus tapers that is separate from the westbound right turn lane.
 - g. A northbound right turn lane is warranted on Mt. Juliet Road at E. Caldwell Street. However, due to right-of-way constraints, provide a northbound right turn deceleration lane on Mt. Juliet Road at E. Division Street to offset the impacts that this development will have on the overall intersection delay. The right-of-way is available at this location. The city will provide the design of this improvement, as this is currently in the design process.

West Wilson Utility District:

1. WWUD has no comments at this stage of submittal.