

Mt. Juliet, Tennessee

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



Agenda

Thursday, August 20, 2026

6:30 PM

Commission Chambers

Planning Commission

Members: Luke Winchester, Jennifer Brown, Bobby Franklin, Art Giles, David Rast, Larry Searcy, Nathan Bulmon, 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**
- 2. Set Agenda**
- 3. Staff Reports**
- 4. Citizen's Comments**
- 5. Minutes Approval**
 - 5.A.** Review and adopt the minutes of the July 16, 2026, Mt. Juliet Regional Planning Commission meeting.
- 6. Consent Agenda**
 - 6.A.** The Sewer Letter of Credit (55110808) for Windtree Pines Phase 1, in the amount of \$868,854.00, can be released.
 - 6.B.** The Sewer Letter of Credit (55110810) for Windtree Pines Phase 2, in the amount of \$122,217.00, can be released.
 - 6.C.** The Sewer Letter of Credit (55110833) for Windtree Pines Phase 4A, 5A, 6A & 7A, in the amount of \$284,393.50, can be released.
 - 6.D.** Review the Final Plat for Providence Commons Ph 2, located at 631-703 S. Mt. Juliet Rd.
 - 6.E.** Review the Final Plat for Legacy Pointe Lot 11, located at 100 Legacy Pointe Blvd.
 - 6.F.** Review the Final Plat for 2819 Old Lebanon Dirt Rd.
- 7. Annexations/ Plan of Services**
 - 7.A.** **Review the annexation request for 6484 Beckwith Rd.
 - 7.B.** **Review the plan of services for 6484 Beckwith Rd.
 - 7.C.** **Review the annexation request for 1865 Nonaville Rd.
 - 7.D.** **Review the plan of services for 1865 Nonaville Rd.
- 8. Williams Property**

- 8.A. **Review the Land Use Amendment Plan from Low Density Residential to Thoroughfare Commercial for the Williams property, located at 98 Tanglewood Dr.
- 8.B. **Review the Annexation request for the Williams Property, located at 98 Tanglewood Dr.
- 8.C. **Review the Plan of Services for the Williams property, located at 98 Tanglewood Dr.
- 8.D. **Review the Rezone request from Wilson County R-1 to CRC for the Williams Property, located at 98 Tanglewood Dr.

9. Final Master Development Plans/ Site Plans

- 9.A. Review the Final Master Development Plan/ Site Plan for Acorn Properties/ Spectrum Sound, located at 7110 Central Pike.
- 9.B. Review the Site Plan for MSR Plaza, located at 3007 N. Mt. Juliet Rd.
- 9.C. Review the Site Plan for Mainstead at Golden Bear, located at 4515 Beckwith Rd.
- 9.D. Review the Site Plan for InLight Beckwith, located at 12009 Volunteer Blvd.
- 9.E. Review the Site Plan for Hickory Station West, located at 261 W. Main St.
- 9.F. Review the Site Plan for Willow Creek Garden and Home, located at 3215 North Mt. Juliet Rd.

10. Discussion

- 10.A. Land Use Plan & Zoning Ordinance Amendment

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.**