

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.**



Mt. Juliet, Tennessee

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

Staff Report

File #: 1837

Agenda Date: 8/20/2026

Agenda #: 5.A.

Title:

Review and adopt the minutes of the July 16, 2026, Mt. Juliet Regional Planning Commission meeting.

Mt. Juliet, Tennessee

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



Meeting Minutes - Final

Thursday, July 16, 2026

6:30 PM

Commission Chambers

Planning Commission

Members: Luke Winchester, Jennifer Brown, Bobby Franklin, 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

Rollcall

Present	Vice Chair David Rast, Commissioner Preston George, Commissioner Nathan Bulmon, Commissioner Linda Armistead, Commissioner Bobby Franklin, Chairperson Luke Winchester, and Jennifer Brown
Absent	Commissioner Larry Searcy, and Commissioner Art Giles

1. Call to Order

Chairman Winchester called the meeting to order. He advised the City Attorney is present virtually and she will not be in physical attendance.

2. Set Agenda

Chairman Winchester set the agenda as stated.

Item 7.D. tabled to be heard directly after item 9.D.

3. Staff Reports

Staff reviewed their reports and advised of a small change on 98 Tanglewood Dr Annexation Project, Item 9A, 9B, 9C and 9D, the owner was amended to the correct name on the staff report that was handed out to PC members.

Jon Baughman acknowledged that this was Preston George's last Planning Commission meeting and thanked him for serving as a Planning Commission member.

Shane Shamanur thanked Preston George for serving on the Planning Commission. Shane Shamanur spoke about open bids on our first official storm water project with the utility to replace a culvert off of Belinda Parkway and to correct drainage issues in Clear View Estates. Shane Shamanur stated that the prices (bids) came in very nicely and several hundred thousand dollars under budget. He is working to get that on the next elected officials meeting for resolution to execute the contract and get that project started.

Commissioner Winchester thanked Preston George for his time spent being a Planning Commission member in the City of Mt. Juliet.

Preston George thanked staff for their hard work. He gave thanks to the city for working hard and listening to the citizens of Mt. Juliet.

Commissioner Winchester advised of another Public Service Announcement that Old Lebanon Dirt Road has reduced the speed from 35 mph to 25 mph limit due to construction and traffic congestion. Commissioner Winchester encouraged residents to slow down through this area.

4. Citizen's Comments

Commissioner Winchester welcomed and encouraged the public to make about any item on the agenda. There were no Citizen Comments.

5. Minutes Approval

5.A. Review and adopt the Minutes from the June 18, 2026, Mt. Juliet Regional Planning Commission Meeting.

A motion was made by Commissioner Armistead, seconded by Commissioner Bulmon, that this Minutes be approved. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Linda Armistead

SECONDER: Nathan Bulmon

Aye: Vice Chair Rast, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

Absent: Commissioner Searcy, and Commissioner Giles

6. Consent Agenda

Staff reviewed their reports and answered questions from the commission.

There were no citizen comments.

Josh Thacker, 100 Westwood Pl Bentwood, TN, represented item 6.B. Mr. Thacker stated he anticipates the road work to be completed in the next 30 days.

Chairman Winchester closed the Planning Commission meeting and opened a public hearing for items 6.B,C & D. There were no citizen comments. Chairman Winchester closed the public hearing reopened the Planning Commission meeting.

This was approved with conditions.

RESULT: APPROVED WITH CONDITIONS

MOVER: Preston George

SECONDER: Nathan Bulmon

Aye: Vice Chair Rast, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

Absent: Commissioner Searcy, and Commissioner Giles

- 6.A.** The Sewer Letter of Credit (47753890867) for Stonehollow Phase 5, in the amount of \$92,413.20 can be released.

This Action Item was approved.

RESULT: APPROVED

6.B. Review the Final Plat for Treymor Phase 1A, located on Benders Ferry Road.**Fire Department:**

1. No Comments Received.

Planning:

1. All conditions of ordinance 2023-27 shall be adhered to.

Engineering:

1. General Note: 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.
2. Driveways shall be configured so the flares do not conflict with storm drains.
3. Complete Note #14.
4. Correct Note #1 to show 3 open spaces.

WWUD:

1. WWUD has no comments.

Wilson County Schools:

1. No Comments Received.

This Action Item was approved with conditions.

RESULT: APPROVED WITH CONDITIONS

6.C. Review the Final Plat for Windtree Pines Phase 6B, located at 908 Champion Way.**Fire Department:**

1. No Comments Received.

Planning:

1. All conditions of ordinance 21-11 shall be adhered to.

Engineering:

1. General Note: Ensure all plat certificates 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 Code.

WWUD:

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

Wilson County Schools:

1. No Comments Received.

This Action Item was approved with conditions.

RESULT: APPROVED WITH CONDITIONS

- 6.D.** Review the Final Plat for McFarland Farms Phase 1A, located at 5266 Old Lebanon Dirt Rd.

Fire Department:

1. No comments received.

Planning:

1. All conditions of ordinance 2023-14 shall be adhered to.
2. Addresses shall be provided before recording the plat.
3. Corner and edge lots shall be treated as critical façade lots. Notate this on the plat before recording.
4. The surveyor shall stamp and sign the plat prior to recording.

Engineering:

1. General Note: Ensure all plat certificates 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 Code.
2. Dedicate the ROW for the stub to Phase 3.
3. Provide FFE's for the following lots subject to the completed LOMR. This shall be completed prior to the signing
4. Lot numbers shall match approved plans associated with development contracts for sewer tap/capacity fees.
5. Add access easements to note 7.
6. Surveyor shall sign the final plat.
7. All gas infrastructure shall be completed before signing of the plat of Phase 1B.

WWUD:

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

Wilson County Schools:

1. No comments received.

This Action Item was approved with conditions.

RESULT: APPROVED WITH CONDITIONS

7. Final Master Development Plans/ Site Plans

- 7.A.** Review the Site Plan for New Tribe Church, located at 260 Clemmons Rd.
Staff reviewed their reports and answered questions from the Commission.

There were no citizen comments.

Fire Department:

1. No comments received.

Planning:

1. Timber guard rails are not permitted.
2. Provide details of any fencing proposed. Low maintenance material, decorative type required.
3. Flammable groundcover is not permitted within 3' of the building.
4. Bollards shall be painted or sleeved a neutral color to match the building.
5. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to or screened with masonry.
6. Wheel stops are not permitted.
7. Signage to be reviewed and approved via a separate application to the Planning Department.
8. Landscape plans shall receive approval before submitting construction plans to Public Works.
9. Rooftop HVAC and other equipment shall be screened from horizontal view via the parapet wall.
10. Ground mounted utility and HVAC equipment, if proposed, shall be screened entirely from horizontal view. Provide screening details.
11. Should guardrails be used they shall be painted black.
12. Provide perimeter landscaping around the entirety of all detention/retention areas.
13. The Planning Commission granted a waiver to 5-104.4, Design Standards. Allowing for:
 - a. West Elevation - 24.4% masonry, 6.5% wood, 50.7% metal siding, 18.3% glazing
 - b. East Elevation - Brick 27.2%, 58.6% metal siding, 14.2% glazing
 - c. North Elevation - Brick 39.6 %, 54.1% metal siding, 6.3% glazing
 - d. South Elevation - Brick 31.9%, 61.3% metal siding, 2.5% concrete, 1.8% glazing, 2.5% HM/OH doors.
14. Brick shall be clay, baked and individually laid.
15. Per the variance approval via the Board of Zoning Appeals (7-9-26) meeting to receive relief from the required type "B" buffer along the southern property lines abutting Wilson County R-1, the following conditions apply to the variance approval:
 - a. 100' of a type "B" buffer shall be placed beginning at the property line at Clemmons Road headed east along the southern property line abutting the Wilson County R-1 zoned property.
 - b. The driveway shall be located a minimum of 10' away from the property line.
 - c. The southern property line buffer requirement in the southeastern

- corner, within the TVA easement and abutting the additional Wilson County R-1 zoned property shall be waived.
- d. The applicant is to maintain as much of the natural tree line buffer as possible.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
3. Sewer availability has been requested and granted.
4. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
5. Coordinate pump station purchase that will serve this site with Utilities Director Tim Forkum.
6. Stripe a painted sidewalk along the access drive from the ROW. The driveway may not exceed a 2% cross slope.
7. The running slope of the driveway may not exceed 2% across the sidewalk.
8. The pedestrian access route from the end of the striped sidewalk to the front door shall be identified on the Construction Drawings with key spot elevations provided.
9. The driveway shall match the City's standard commercial driveway standard to the greatest extent possible.

WWUD:

1. On Sheet C-3.0 the FDC has an arrow pointed to it labeled PIV. Sheet C-3.1 has it shown correctly.

Wilson County Schools:

1. No comments received.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: David Rast

SECONDER: Linda Armistead

Aye: Vice Chair Rast, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

Absent: Commissioner Searcy, and Commissioner Giles

7.B. Review the Site Plan Modification for Universal Gymnastics, located at 5010 Market Place.

Staff reviewed their reports and answered questions from the Planning Commission.

Johnny Graves, owner, 5010 Market Place, represented the project.

Jill Johnson states the approval would allow for 127 venue parking spaces.

There were no citizens comments.

Fire Department:

1. No comments received.

Planning:

1. All parking agreements must be signed and notarized and presented for the City record.
2. If an expansion of the current outdoor venue, or other facilities owned by Universal Gymnastics, on Market Place is proposed, a site plan or modification of a site plan must be submitted, and the parking facilities will need to be reviewed again at such time for compliance, in accordance with any expansion plans.
3. Work with staff on installation of "No Street Parking" signs.
4. Planning Commission approved plan with 127 spaces.

Engineering:

1. General note: Proposed impervious added shall be less than 7,500SF for water quantity/quality requirements to be waived.

WWUD:

1. There was nothing provided to review.

Wilson County Schools:

1. No comments received.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Linda Armistead

SECONDER: Luke Winchester

Aye: Vice Chair Rast, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

Absent: Commissioner Searcy, and Commissioner Giles

- 7.C.** Review the Site Plan for Hickory Station West, located at 261 W. Main St.
Staff reviewed their reports and answered questions from the Commission.

HJ Wang, 625 Bakers Bridge Ave Franklin, TN 37067 represented the project as the owner/ applicant.

Mr. Wang requested a 1 month deferral.

This Action Item was deferred to the Planning Commission due back on 8/20/2026

RESULT: DEFERRED

8. Baker Property

- 8.A.** AN ORDINANCE TO REZONE PROPERTY LOCATED AT 1888 GOLDEN BEAR GATEWAY, APPROXIMATELY 18.40 ACRES, MAP 054, PART OF PARCEL 16.01 AND PART OF PARCEL 16.02 FROM RS-40, LOW DENSITY RESIDENTIAL, TO CMU, COMMERCIAL MIXED USE

Staff reviewed their reports and answered questions from the Commission.

There were no Citizen Comments.

Commissioner Franklin stepped away from the meeting.

A motion was made by Commissioner George, seconded by Commissioner Armistead, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 7/27/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Linda Armistead

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

Absent: Commissioner Searcy, Commissioner Giles, and Commissioner Franklin

9. Williams Property

- 9.A.** **Review the Land Use Amendment Plan from Low Density Residential to Thoroughfare Commercial for the Williams property, located at 98 Tanglewood Dr. Commissioner Franklin returned to the meeting.

Staff reviewed their reports and answered questions from the Commission.

Jayma Morgan, 204 Tanglewood spoke out against item 9.A.

Dwayne Lannom, Benchmark Realty represented the owner, Mr. Williams, 98 Tanglewood Dr.

Mr. Lannom requested a deferral on 9.A, B, C, & D.

This matter was deferred to the Planning Commission, due back on 8/20/2026

RESULT: DEFERRED

- 9.B.** **Review the Annexation request for the Williams Property, located at 98 Tanglewood Dr.

This Ordinance was deferred.to the Planning Commission due back on 8/20/2026

RESULT: DEFERRED

- 9.C.** **Review the Plan of Services for the Williams property, located at 98 Tanglewood Dr.

This Resolution was deferred.to the Planning Commission due back on 8/20/2026

RESULT: DEFERRED

- 9.D.** **Review the Rezone request from Wilson County R-1 to CRC for the Williams Property, located at 98 Tanglewood Dr.

This Ordinance was deferred.to the Planning Commission due back on 8/20/2026

RESULT: DEFERRED

- 7.D.** Review the Final Master Development Plan/ Site Plan for Golden Bear Townhomes, located at 4515 Beckwith Rd.
Item 7.D. tabled to be heard directly after 9.D.

Staff reviewed their reports and answered questions from the commission.

Drew Hardison, Barge Design, 615 3rd Ave S, represented the project.

There were no citizen comments.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Luke Winchester

SECONDER: Nathan Bulmon

Aye: Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

Nay: Commissioner George

Absent: Commissioner Searcy, and Commissioner Giles

Abstain: Vice Chair Rast

10. Discussion

- 10.A.** Discuss the City of Mt. Juliet Land Use Plan.

The Commission discussed the Future Land Use Plan.

Chairman Winchester appointed a committee including Himself, Commissioner Rast, and Commissioner Franklin to review the Future Land Use Plan.

Chairman Winchester requested the Planning Department draft a zoning ordinance amendment removing the multi-family use from mixed use zoning.

11. Adjourn

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

This was approved.

RESULT: APPROVED

MOVER: Preston George

SECONDER: Nathan Bulmon

Aye: Vice Chair Rast, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

Absent: Commissioner Searcy, and Commissioner Giles

****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, Chairperson

Tyler Gutierrez, Planning Commission Secretary



Mt. Juliet, Tennessee

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

Staff Report

File #: 1838

Agenda Date: 8/20/2026

Agenda #: 6.A.

Title:

The Sewer Letter of Credit (55110808) for Windtree Pines Phase 1, in the amount of \$868.854.00, can be released.



Mt. Juliet, Tennessee

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Mt. Juliet, TN 37122

Staff Report

File #: 1839

Agenda Date: 8/20/2026

Agenda #: 6.B.

Title:

The Sewer Letter of Credit (55110810) for Windtree Pines Phase 2, in the amount of \$122,217.00, can be released.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1840

Agenda Date: 8/20/2026

Agenda #: 6.C.

Title:

The Sewer Letter of Credit (55110833) for Windtree Pines Phase 4A, 5A, 6A & 7A, in the amount of \$284,393.50, can be released.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1851

Agenda Date: 8/20/2026

Agenda #: 6.D.

Title:

Review the Final Plat for Providence Commons Ph 2, located at 631-703 S. Mt. Juliet Rd.



Item 6.D.

City of Mt. Juliet Planning Department

Staff Report

8/20/2026 – Regional Planning Commission

Project Name:

Providence Commons, Lot 1

Address:

631 – 703 S. Mt. Juliet Rd.

Legal Description:

Map(s) – 096

Parcel(s) – 019.00

Commissioner District:

4 - Jennifer Milele

Applicant:

Chip Ashley,
Kimley-Horn

Property Owner:

Providence Commons
Station

Request:

Final Plat

Current Zoning:

CI

Requested Zoning:

Not applicable

Attachments:

Final Plat

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks final plat approval for the re-subdivision of Lot 1, to create two (2) lots in the Providence Commons shopping center off S. Mt. Juliet Road in district 4.

Description/History: The subject property is approximately 21.43 acres in the Providence Commons shopping center. Lot 1 is 19.33 acres, and lot 1A is 2.10 acres. The plat will also establish and vacate various easements. The intended use for this parcel is a hotel.

Code References:

Subdivision Regulations – Art. II, Sec. 2-105 Final Subdivision Plat. The plan is proposed to be compliant with the subdivision regulations as noted above, and any specific articles that apply; however, any deficiencies are noted in the conditions of approval.

Summary: The final plat submitted for Lots 1 and 1A, of the Providence Commons shopping center.

Recommendation: Staff recommends approval of the final plat for Providence Commons shopping center, Lots 1 and 1A, subject to the conditions below.



Conditions (by Department):

Fire Department:

1. No Comments

Planning:

1. Correct all zoning labeled at "C1" and update label to show "CI" zoning.
2. Correct zoning labeled as "N/A" for 2012 Providence Parkway, and update label as "CI".

Engineering:

1. As a condition of approving this subdivision plat, the LOC for the public sewer extension shall be placed prior to the scheduling of the stormwater final inspection for the Providence Commons Ph. 2 development.
2. Add following note to the plat: A new plat shall be recorded which dedicates the sewer easement of the public sewer extension associated with the Providence Commons Ph. 2 development before Planning Commission approves a site plan on Lot 1-A.
3. Add note that all PUDE's outside of the public ROW is not the maintenance responsibility of the City of Mt. Juliet.

WWUD:

1. All the Water lines and fire hydrants are not shown on Lots 1 and 1-A are not shown. There should be existing and proposed. How is Lot 1-A getting water?
2. 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.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1850

Agenda Date: 8/20/2026

Agenda #: 6.E.

Title:

Review the Final Plat for Legacy Pointe Lot 11, located at 100 Legacy Pointe Blvd.



Item 6.E.

City of Mt. Juliet Planning Department

Staff Report

8/20/2026 – Regional Planning Commission

Project Name:

Legacy Pointe, Lot 11

Address:

125 & 135 Legacy Pointe Blvd.

Legal Description:

Map(s) – 078
Parcel(s) – 013.14

Commissioner District:

3 - Scott Hefner

Applicant:

Luke Klausner,
Magill, Inc.

Property Owner:

LP Land Holdings, LLC.

Request:

Final Plat

Current Zoning:

CI

Requested Zoning:

Not applicable

Attachments:

Final Plat

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks final plat approval for two commercial lots in the Legacy Pointe Center, off Legacy Pointe and Bear Crossing in district 3.

Description/History: The subject property is 7.33 acres in Legacy Pointe. Lot 11 is 3.38 acres, and lot 11A is 3.95 acres. The plat includes cross-access easements.

Code References:

Subdivision Regulations –Art. II, Sec. 2-105 Final Subdivision Plat. The plan is proposed to be compliant with the subdivision regulations as noted above, and any specific articles that apply; however, any deficiencies are noted in the conditions of approval.

Summary: The final plat submitted for lots 11 and 11A of the Legacy Pointe Center, are compliant with the applicable subdivision regulations and zoning regulations.

Recommendation: Staff recommends approval of the Final Plat for Legacy Pointe, lots 11 and 11A, subject to the conditions below.



Conditions (by Department):

Fire Department:

1. No Comments

Planning:

1. Provide addresses prior to the recording of the plat.

Engineering:

1. General Note: Ensure all plat certificates 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 Code.

WWUD:

1. An on-site inspection has not been made at this time to verify the location of the water lines and related appurtenances.
2. 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.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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Staff Report

File #: 1849

Agenda Date: 8/20/2026

Agenda #: 6.F.

Title:

Review the Final Plat for 2819 Old Lebanon Dirt Rd.



Item 6.F.

City of Mt. Juliet Planning Department

Staff Report

8/20/2026 – Regional Planning Commission

Project Name:

Abdo Property

Address:

2819 Old Lebanon Dirt Rd.

Legal Description:

Map(s) – 073

Parcel(s) – 043.00

Commissioner District:

2 - Bill Trivett

Applicant:

Neal Harris,
TTL, USA

Property Owner:

Abdo Family Trust

Request:

Final Plat

Current Zoning:

RS-40

Requested Zoning:

Not applicable

Attachments:

Final Plat

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks approval for a final plat to subdivide the subject property into three (3) lots, located at 2819 Old Lebanon Dirt Road in district 2.

Description/History: The plat as shown is to subdivide the Abdo property at 6484 Old Lebanon Dirt Road, into three (3) lots. The existing house and driveway, on the north side of the property, as shown on lot #3 is to remain.

Code References:

Subdivision Regulations –Art. II, Sec. 2-105 Final Subdivision Plat. The plan is proposed to be compliant with the subdivision regulations as noted above, and any specific articles that apply; however, any deficiencies are noted in the conditions of approval.

The subdivision includes a flag lot, and the lot is compliant with the flag lot regulations found in 4-102.105 of the subdivision regulations.

Summary: The final plat, located at 2819 Old Lebanon Dirt Road, shown as the Abdo property, has addressed prior review comments from staff. Any outstanding issues are addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for the Abdo property located at 2819 Old Lebanon Dirt Road, subject to the following conditions:



Conditions (by Department):

Fire Department:

1. No comments.

Planning:

1. Provide addresses prior to the recording of the plat.

Engineering:

1. General Note: Ensure all plat certificates 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 Code.

WWUD:

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

Wilson County Schools:

1. No comments received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1841

Agenda Date: 8/20/2026

Agenda #: 7.A.

Title:

**Review the annexation request for 6484 Beckwith Rd.



Item 7. A. & B.

City of Mt. Juliet Planning Department

Staff Report

8/20/2026 – Regional Planning Commission

Project Name:
Baluch Property

Address:
6484 Beckwith Rd.

Legal Description:
Map(s) – 095
Parcel(s) – 037.10

Commissioner District:
4 - Jennifer Milele

Applicant:
Masoud Baluch

Property Owner:
Masoud Baluch

Request:
Annexation & Plan of
Services

Current Zoning:
WC R-1

Requested Zoning:
No zoning request - Default
to RS-40

Attachments:
Annexation Map
Plan of Services

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

Request: The applicant, on behalf of the property owner, is requesting annexation and plan of services for the property located at 6484 Beckwith Road in district 4.

Description/History: This property is approximately 15.72 acres on the west side of Beckwith Road, just north of Walton's Grove. This property is zoned Wilson County R-1 and within the City's urban growth boundary. The applicant is requesting annexation, to be able to access city sewer.

Annexation: The property is currently under the jurisdiction of Wilson County, but sits within the City's Urban Growth Boundary, therefore is eligible for annexation.

Zoning/Land Use Plan: The property is currently zoned Wilson County R-1, single family low density residential. The applicant did not apply for a rezone, so if the annexation is approved, the property will default to RS-40, single family low density residential zoning. The City's land use plan identifies the property as medium density residential.

Code References:

Zoning Regulations

Article IV. Establishment of Districts; Provisions for official zoning map

4.105 – Zoning of Annexed territory - The plan is compliant with the regulations of annexed territory and zoning.

Summary: The current use of the property as a single-family residence is not intended to change. The applicant is seeking an annexation for City sewer access. The zoning will default to RS-40, low density residential.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation and plan of services for 6484 Beckwith Road and include the conditions of approval as shown.



Conditions (by Department):

Fire Department:

1. No comments.

Planning:

1. No comments.

Engineering:

1. No comments.

WWUD:

1. No comments.

Wilson County Schools:

1. No comments received.

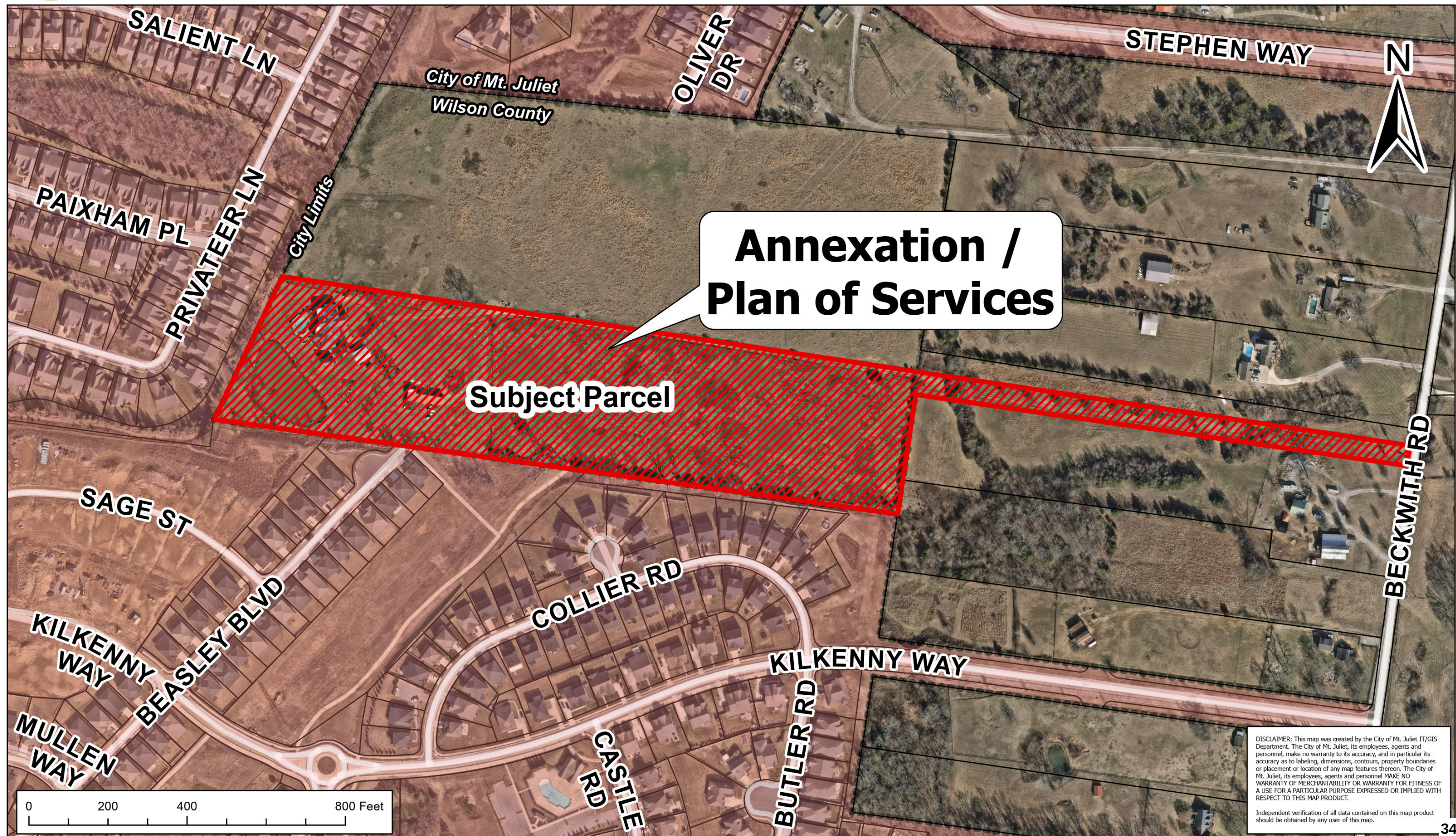


Exhibit B

Annexation / Plan of Services

6484 Beckwith Road

Map 095, Parcel 037.10





Mt. Juliet, Tennessee

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

Staff Report

File #: 1842

Agenda Date: 8/20/2026

Agenda #: 7.B.

Title:

**Review the plan of services for 6484 Beckwith Rd.

RESOLUTION - 2026

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE BALUCH PROPERTY, LOCATED AT 6484 BECKWITH ROAD MAP 095 PARCEL 037.10, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY:

WHEREAS, Tennessee Code Annotated Section 6-51-102 an amended requires a Plan of Services be adopted by the governing body of a city prior of passage of an annexation ordinance of any territory which may be annexed within any 12-month period; and

WHERAS, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of property known as Baluch Property located at 6484 Beckwith Road, In Wilson County, Tennessee, as described herein;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE THAT THE PROPERTY LOCATED AT 6484 BECKWITH ROAD, IN WILSON COUNTY, TENNESSEE IS ADOPTED.

A. Police:

1. Patrolling, radio responses to calls, and all other calls, and other routine police services, using present personnel and equipment, will be provided beginning on the effective date of annexation.

B. Fire:

1. The City of Mt. Juliet will assume primary responsibility for Fire Protection/Emergency Medical Services with mutual aid assistance from the Wilson County Emergency Management Agency.

C. Water:

1. Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

D. Sanitary Sewers:

1. Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.
2. The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.

RESOLUTION - 2026

E. Refuse Collection:

1. Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

F. Public Streets:

1. Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.
2. Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)
3. Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.
4. Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.
5. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

G. Schools:

1. The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

H. Inspection Services:

1. Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc.) will become available in the annexed area on the effective date of annexation.

I. Planning:

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: RS-40.

RESOLUTION - 2026

J. Street Lighting

1. The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

K. Recreation

1. Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

L. Electrical Service

1. Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

NOW THEREFORE BE IT RESOLVED:

In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the resolution.

This resolution shall take effect on the earliest date allowed by the law.

PASSED:

FIRST READING:

James Maness, Mayor

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Kenny Martin, City Manager

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1843

Agenda Date: 8/20/2026

Agenda #: 7.C.

Title:

**Review the annexation request for 1865 Nonaville Rd.



Item 7. C. & D.

City of Mt. Juliet Planning Department

Staff Report

8/20/2026 – Regional Planning Commission

Project Name:

Chrisman Property

Address:

1865 Nonaville Rd.

Legal Description:

Map(s) – 050

Parcel(s) – 057.05

Commissioner District:

1 - Art Giles

Applicant:

Cody Haynes

Property Owner:

Norm Chrisman

Request:

Annexation

Land Use Plan:

Low Density Residential

Current Zoning:

Wilson County R-1

Requested Zoning:

RS-40

Default – Rezone not requested

Attachments:

Annexation Map

Plan of Services

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant, on behalf of the property owner, is requesting approval of an annexation and plan of services for the property located at 1865 Nonaville Road in district 1.

Description/History: This property is approximately 2.45 acres on the west side of Nonaville Road. This property is zoned Wilson County R-1, and within the City's urban growth boundary. The proposed future use of the property was not specified in the application.

Annexation: The property is currently under the jurisdiction of Wilson County, but sits within the City's Urban Growth Boundary, therefore is eligible for annexation.

Zoning/Land Use: The property is currently zoned Wilson County R-1, single family low density residential. The applicant did not apply for a rezone, so if the annexation is approved, the property will default to RS-40, single family low density residential zoning. The City's future land use plan identifies low density residential for this property.

Code References:**Zoning Regulations**

Article IV. Establishment of Districts; Provisions for official zoning map

4.105 – Zoning of Annexed territory - The plan is compliant with the regulations for annexed territory and zoning.

Summary: The current use of the property as a single-family residence is not intended to immediately change. The applicant did not specify a future use change for the property or request a rezone; the property will default to RS-40 zoning if annexed.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation and plan of services for 1865 Nonaville Road.



Conditions (by Department):

Fire Department:

1. No comments.

Planning:

1. No comments.

Engineering:

1. No comments.

WWUD:

1. No comments.

Wilson County Schools:

1. No comments received.



Exhibit B

Annexation / Plan of Services

1865 Nonaville Road

Map 050, Parcel 057.05

**Annexation /
Plan of Services**

Subject Parcel

City Limits

**WATERS
EDGE DR**

WATERS EDGE CIR

WATER VIEW TER



NONAVILLE RD

Wilson County

City of Mt. Juliet

WHITNELL DR

0 50 100 200 Feet

DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.
Independent verification of all data contained on this map product should be obtained by any user of this map.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1844

Agenda Date: 8/20/2026

Agenda #: 7.D.

Title:

**Review the plan of services for 1865 Nonaville Rd.

RESOLUTION - 2026

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE CHRISMAN PROPERTY, LOCATED AT 1865 NONAVILLE ROAD MAP 050, PARCEL 057.05, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY:

WHEREAS, Tennessee Code Annotated Section 6-51-102 an amended requires a Plan of Services be adopted by the governing body of a city prior of passage of an annexation ordinance of any territory which may be annexed within any 12-month period; and

WHERAS, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of property known as Chrisman Property located at 1865 Nonaville Road, In Wilson County, Tennessee, as described herein;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE THAT THE PROPERTY LOCATED AT 1865 NONAVILLE ROAD, IN WILSON COUNTY, TENNESSEE IS ADOPTED.

A. Police:

1. Patrolling, radio responses to calls, and all other calls, and other routine police services, using present personnel and equipment, will be provided beginning on the effective date of annexation.

B. Fire:

1. The City of Mt. Juliet will assume primary responsibility for Fire Protection/Emergency Medical Services with mutual aid assistance from the Wilson County Emergency Management Agency.

C. Water:

1. Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

D. Sanitary Sewers:

1. Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.
2. The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.

RESOLUTION - 2026

E. Refuse Collection:

1. Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

F. Public Streets:

1. Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.
2. Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)
3. Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.
4. Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.
5. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

G. Schools:

1. The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

H. Inspection Services:

1. Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc.) will become available in the annexed area on the effective date of annexation.

I. Planning:

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: RS-40.

RESOLUTION - 2026

J. Street Lighting

1. The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

K. Recreation

1. Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

L. Electrical Service

1. Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

NOW THEREFORE BE IT RESOLVED:

In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the resolution.

This resolution shall take effect on the earliest date allowed by the law.

PASSED:

FIRST READING:

James Maness, Mayor

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Kenny Martin, City Manager

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1800

Agenda Date: 8/20/2026

Agenda #: 8.A.

Title:

**Review the Land Use Amendment Plan from Low Density Residential to Thoroughfare Commercial for the Williams property, located at 98 Tanglewood Dr.



ITEM 8. A, B, C & D.

City of Mt. Juliet Planning Department

Staff Report

8/20/2026 – Regional Planning Commission

Project Name:

Williams Property

Address:

98 Tanglewood Dr.

Legal Description:

Map(s) – 053F

Parcel(s) – 156.00

Commissioner District:

1 - Art Giles

Applicant:

Danny Williams

Property Owner:

Danny Williams

Request:

AX, POS, LUA, RZ

Current Land Use:

Low Density Residential

Requested Land Use:

Thoroughfare Commercial

Current Zoning:

Wilson County R-1

Requested Zoning:

CRC

Attachments:

Plan Documents & Exhibits

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant seeks a land use amendment, annexation, plan of services and rezone approval for the Williams property, located at 98 Tanglewood Drive in district 1.

Description/History: The property currently sits within Wilson County jurisdiction. It is a through lot, with frontage on both Tanglewood and S. Greenhill Roads. There is an occupied single-family home on the property, connected to a septic system. The home will remain. The applicant has not proposed any specific plans for the property as of the submittal. At the pre-application meeting, the application expressed desire to consolidate the parcel with the commercial parcel to the north. This idea has since been scrapped.

Land Use Plan & Zoning: The City's future land use plan calls for low density residential on this parcel. The land use amendment request is to change to thoroughfare commercial, a land use designation found currently adjacent to the subject property to the north, east (across the street) and west (across the street). To the south of the property is low density residential.

The applicant is also requesting to annex within the city limits and will be requesting CRC, commercial retail center zoning, which is consistent with thoroughfare commercial should the land use amendment be approved. Surrounding zoning consists of R-1 to the south, RS-40 to the west, CG to the north and CG to the east.

Summary: The request is for annexation, plan of services, land use amendment and rezone.

Recommendation: Staff recommends positive recommendation to the Board of Commissioners of the land use amendment, annexation, plan of services and rezone, for the Williams property located at 98 Tanglewood Drive.



Conditions (by Department):

Fire Department:

1. No comments

Planning:

1. No comments

Engineering:

1. No comments

WWUD:

1. No comments

Wilson County Schools:

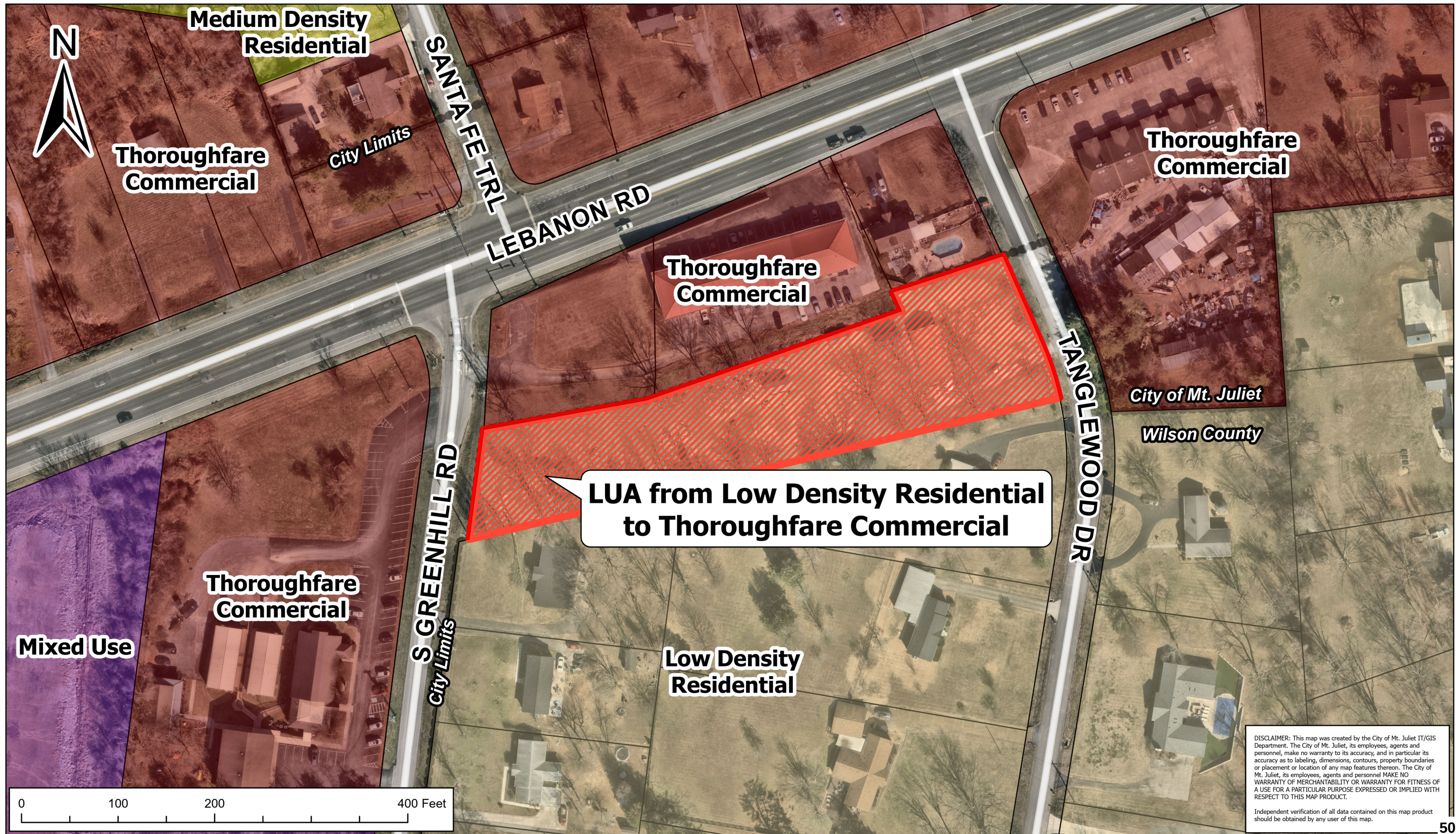
1. No comments



Exhibit B LUA

98 Tanglewood Drive

Map 053, Parcel 156.00





Mt. Juliet, Tennessee

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

Staff Report

File #: 1799

Agenda Date: 8/20/2026

Agenda #: 8.B.

Title:

**Review the Annexation request for the Williams Property, located at 98 Tanglewood Dr.

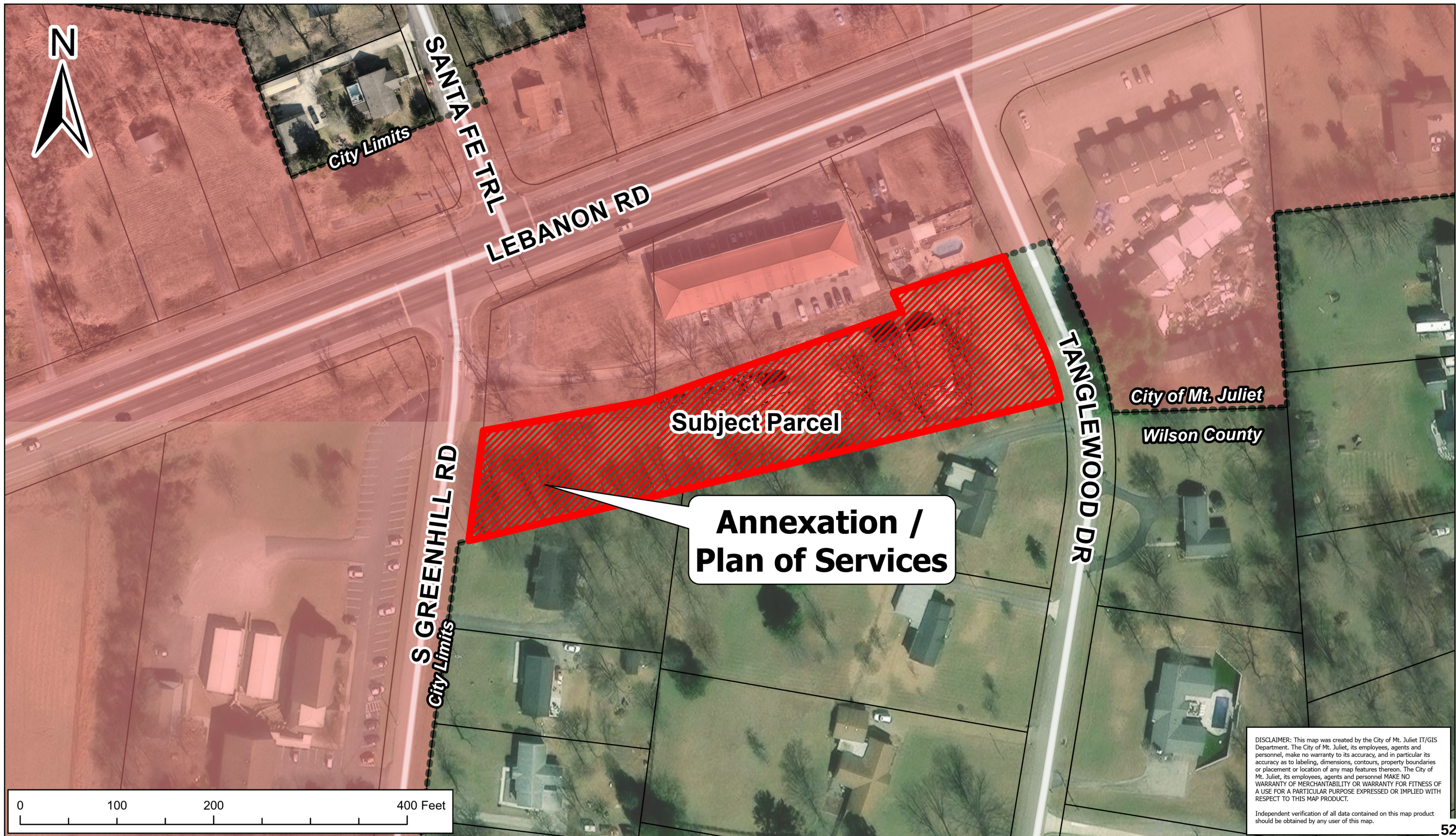


Exhibit B

Annexation / Plan of Services

98 Tanglewood Drive

Map 053, Parcel 156.00





Mt. Juliet, Tennessee

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

Staff Report

File #: 1806

Agenda Date: 8/20/2026

Agenda #: 8.C.

Title:

**Review the Plan of Services for the Williams property, located at 98 Tanglewood Dr.

RESOLUTION - 2026

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE WILLIAMS PROPERTY, LOCATED AT 98 TANGLEWOOD DR MAP 053 PARCEL 156.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY:

WHEREAS, Tennessee Code Annotated Section 6-51-102 an amended requires the a Plan of Services be adopted by the governing body of a city prior of passage of an annexation ordinance of any territory which may be annexed within any 12 month period; and

WHERAS, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of property known as Williams Property located at 98 Tanglewood Dr, In Wilson County, Tennessee, as described herein;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE THAT THE PROPERTY LOCATED AT 98 TANGLEWOOD DR, IN WILSON COUNTY, TENNESSEE IS ADOPTED.

A. Police:

1. Patrolling, radio responses to calls, and all other calls, and other routine police services, using present personnel and equipment, will be provided beginning on the effective date of annexation.

B. Fire:

1. The City of Mt. Juliet will assume primary responsibility for Fire Protection/Emergency Medical Services with mutual aid assistance from the Wilson County Emergency Management Agency.

C. Water:

1. Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

D. Sanitary Sewers:

1. Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.
2. The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.

RESOLUTION - 2026

E. Refuse Collection:

1. Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

F. Public Streets:

1. Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.
2. Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)
3. Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.
4. Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.
5. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

G. Schools:

1. The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

H. Inspection Services:

1. Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

I. Planning:

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: CRC.

RESOLUTION - 2026

J. Street Lighting

1. The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

K. Recreation

1. Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

L. Electrical Service

1. Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

NOW THEREFORE BE IT RESOLVED:

In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the resolution.

This resolution shall take effect on the earliest date allowed by the law.

PASSED:

FIRST READING:

James Maness, Mayor

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Kenny Martin, City Manager

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1801

Agenda Date: 8/20/2026

Agenda #: 8.D.

Title:

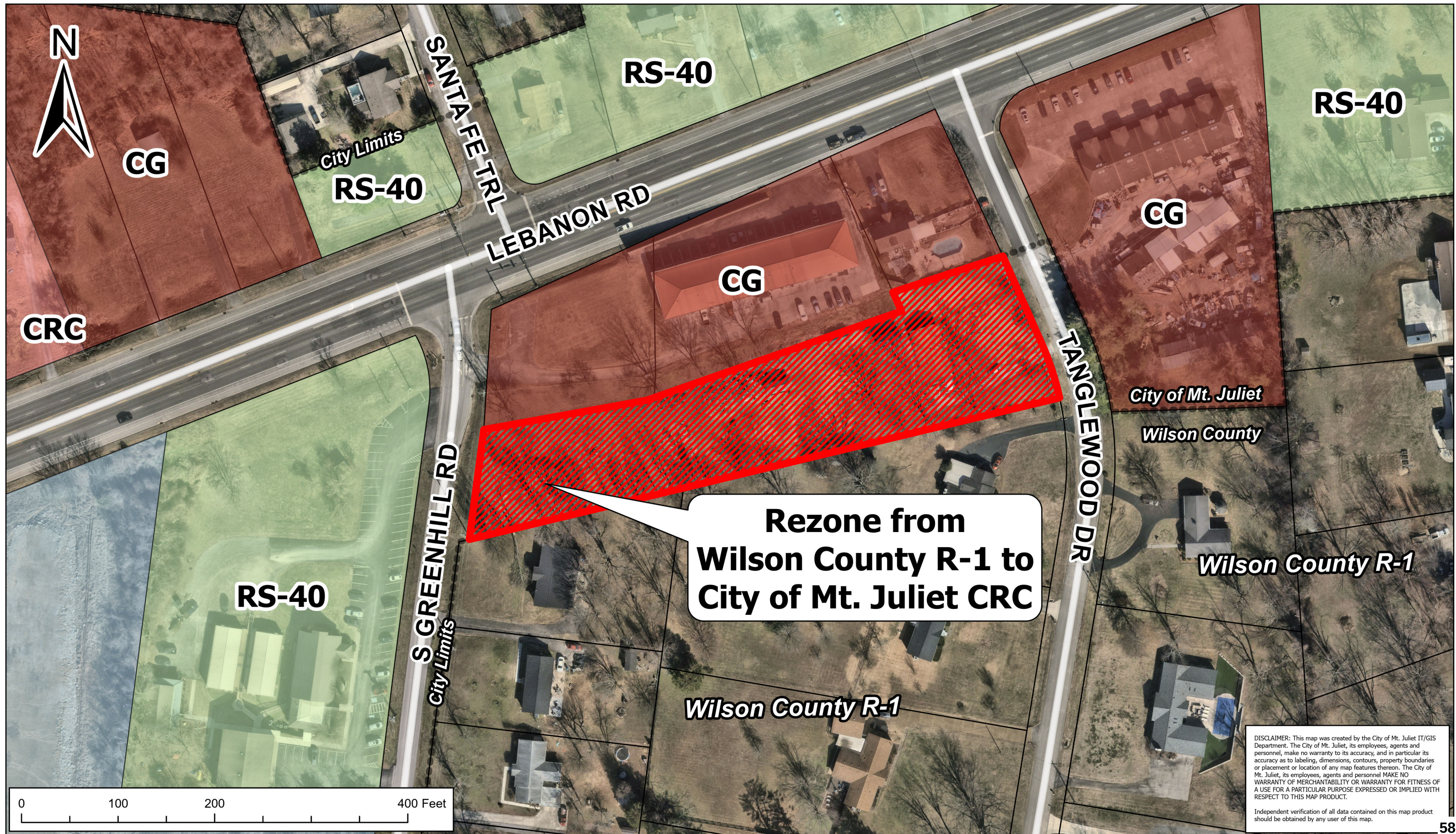
**Review the Rezone request from Wilson County R-1 to CRC for the Williams Property, located at 98 Tanglewood Dr.



Exhibit B Rezone

98 Tanglewood Drive

Map 053, Parcel 156.00





Mt. Juliet, Tennessee

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

Staff Report

File #: 1853

Agenda Date: 8/20/2026

Agenda #: 9.A.

Title:

Review the Final Master Development Plan/ Site Plan for Acorn Properties/ Spectrum Sound, located at 7110 Central Pike.



Staff Report

8/20/2026 – Regional Planning Commission

Project Name:

Spectrum Sound

Address:

7110 Central Pike

Legal Description:

Map(s) – 097

Group -

Parcel(s) – Part of parcel 025.00

Commissioner District:

3 – Scott Hefner

Applicant:

Joe Haddix,
Heritage Civil

Property Owner:

PC West, LLC

Request:

FMDP-SP

Current Zoning:

CMU-PUD

Requested Zoning:

Not applicable

Attachments:

Plan Documents & Exhibits

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks final master development plan and site plan approval for new building to be located at 7110 Central Pike in the Providence Central PUD. This is in district 3.

Description/History: The tenant will be Spectrum Sound, which is a professional audio equipment and live production service company. This includes commercial audio-video system integration and installation, high-end live sound gear rentals and tour support and professional audio technology sales for major venues.

Zoning: The property is zoned CMU-PUD, (ordinance 2013-12). Subsequent amendments to the PUD were accomplished via ordinances 2020-27 and 2023-07.

Code References:

Article VI Commercial District Regulations

6.103 Bulk Regulations: This plan is compliant with all bulk regulations, including setbacks, height, lot coverage and impervious surfaces.

6-103.7 Commercial Design Standards: The building is proposed with approximately 77.46% tilt up concrete, 11.55% brick and 10.76% glazing. The applicant is including several enhanced architectural features due to the design type. The applicant is requesting a waiver from the standards, and those are noted below.

Article IX Parking: Due to the specialized use type of the project, the Planning Commission may determine the appropriate amount of required parking. The applicant is proposing 203 total spaces, to include eight (8) ADA spaces.

8-203.5 Determination of substantial compliance. The final development plan shall be deemed in substantial compliance with the preliminary development plan provided modifications by the applicant do not involve changes which in aggregate:

1. Violate any provisions of this article;
2. Vary the lot area requirement as submitted in the preliminary plan by more than ten percent;
3. Involve a reduction of more than five percent of the area shown on the preliminary development plan as reserved for common open space;
4. Increase the floor area proposed in the preliminary development plan for nonresidential use by more than two percent; and
5. Increase the total ground area covered by buildings by more than two percent;
6. Involve any land use not specified on the approved preliminary development plan or the alternative list of uses for nonresidential sites.



Variance/Waiver Requests: The following variances and/or waivers have been requested:

1. **6.103.7 Commercial Design Standards:** Request to deviate from the material standards to allow, concrete tilt-up panel construction as showing on the building elevations for each façade shown in the architectural drawings. The request is for – 77.46% Tilt up concrete panels, 11.55% brick, and 10.76% glazing. The applicant noted the addition of enhanced architectural features as part of this request. **Planning & Zoning does not support this request, the PUD would need to be amended to allow this.**

Summary: The plan addresses most staff comments from prior reviews. Any outstanding issues are minor in nature and may be addressed via the conditions of approval below. The final master development plan is in substantial conformance with the previously approved preliminary master development plan, and associated amendments.

Recommendation: Staff recommends approval of the FMDP-SP for Spectrum Sound. Please include the following conditions.

Conditions (by Department):

Fire Department:

1. No comments.

Planning:

1. All requirements of Article VI shall be adhered to, except any waivers granted during the PUD approval process.
2. All conditions of ordinances 2013-12, 2020-27 and 2023-07 shall be adhered to.
3. All brick shall be clay, baked and individually laid.
4. All stone shall be individually laid.
5. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
6. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
7. Wall mounted exterior lighting fixtures shall be decorative sconce type.
8. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
9. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.
10. All parking area islands shall include grass and/or trees, not mulch, stone or any other material.
11. Parking lot lighting shall have decorative fixtures mounted to poles that shall be painted black.
12. Light bleed shall be 0.5 ft/c at residential property lines.
13. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
14. All bollards shall be painted a color complimentary to the building façade, not yellow.
15. Wheel stops are not permitted.
16. Provide a decorative trash at the entrance and provide a detail.
17. Should any fencing be used, it shall be decorative and constructed of low maintenance materials.



18. Signage shall be submitted via separate application to the Planning Department. Please be advised there is a new sign ordinance (Ord. 26-50), effective July 13, 2026.
19. Update all items noted as “handicap” and label as “ADA”.
20. Identify the location of the dumpster.
21. Additional bicycle parking spaces are required due to the number of parking spaces proposed per article 7.
22. Provide a detail of the trash can and bike rack.

Engineering:

1. The southern driveway’s internal intersection shall include a yellow plaque stating, “Incoming Traffic Does Not Stop”.
2. Parking spaces shall be 17.5 ft and drive aisles shall be 26 ft.
3. Consider the access to the parcel opposite Providence Parkway when planning driveway locations. The driveways must align.
4. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
5. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
6. A letter of approval from West Wilson Utility District will be required prior to the issuance of the Land Disturbance Permit.
7. Sewer availability has been requested.
8. EPSC measures shall not be installed within existing, preserved landscaping buffers.
9. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage summary to Engineering for construction plan approval.

WWUD:

1. The project is not in West Wilson Utility District’s service area.

Wilson County Schools:

1. No comments received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1845

Agenda Date: 8/20/2026

Agenda #: 9.B.

Title:

Review the Site Plan for MSR Plaza, located at 3007 N. Mt. Juliet Rd.



Item 9.B.

City of Mt. Juliet Planning Department

Staff Report **8/20/2026 – Regional Planning Commission**

Project Name:

MSR Plaza

Address:

3007 N. Mt. Juliet Rd.

Legal Description:

Map(s) – 0721

Parcel(s) – 024.00

Commissioner District:

3 - Scott Hefner

Applicant:

Jake Porter,
Heritage Civil

Property Owner:

MSR Plaza, LLC

Request:

Site Plan

Current Zoning:

CTC

Requested Zoning:

Not applicable

Attachments:

Plan Documents & Exhibits

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks site plan approval for a proposed multi-tenant commercial building to be located at 3007 N. Mt Juliet Road in district 3.

Description/History: This plan proposes a 19,765 sf multi-tenant commercial building, on 2.11 acres along N. Mt. Juliet Road, to include nine (9) suites, with a variety of uses including retail and restaurant. This site plan was deferred at the April and June Planning Commission meetings to allow more time to address deficiencies and for a change of engineer.

Zoning: The property is zoned CTC, commercial town center, and all proposed uses are permitted by right in this district.

Code References:

Zoning Regulations - The plan is proposed to be compliant with most of the zoning regulations, and any specific articles that apply; however, any deficiencies are noted in the conditions of approval. If any variances/waivers have been requested, they will be shown below prior to the conditions of approval.

The plan as proposed shows to be compliant with requirements of Article VI, commercial district regulations including the bulk regulations, commercial design standards and supplemental design provisions. The plan also is compliant with Article IX, parking in relation to the proposed uses as shown on the plan. The landscaping is currently under review, and any deficiencies shall be addressed prior to submission of construction plans to Public Works.

Summary: This site plan was previously heard at both the April and June 2026 Planning Commission meetings and chose to defer at the table. The owner has since retained new engineering and architectural staff, who have reapplied for this project, and provided an amended plan set. There are no waiver or variance requests.

Recommendation: Staff recommends approval of the Site Plan for the MSR Plaza on N. Mt. Juliet Road. Please include the following conditions:



Conditions (by Department):

Fire Department:

1. No comments.

Planning:

1. All requirements of Article VI shall be adhered to.
2. The building façade shall consist of 100% masonry materials.
3. All brick shall be clay, baked and individually laid.
4. All stone shall be a natural product and individually laid.
5. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
6. Rooftop mounted HVAC and utility equipment shall be screened entirely from horizontal view via the buildings parapet wall.
7. Wall mounted exterior lighting fixtures shall be decorative sconce type.
8. Parking lot lighting shall have decorative fixtures mounted to poles that shall be painted black.
9. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
10. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
11. All parking area islands shall include grass and/or trees, not mulch, stone or any other material.
12. All bollards shall be painted a color complimentary to the building façade, not yellow.
13. Signage shall be submitted under separate cover to the Planning Department. Please be advised that monument signage will require a plat with the location outside of any PUDE's. Note – a new sign ordinance is currently under legislative review.
14. Landscape plan comments are via separate cover and any comments received shall be addressed prior to submitting construction plans to Public Works.
15. Identify the location of decorative trash cans on the site layout.
16. Should any fencing be used, it shall be decorative and constructed of low maintenance materials.
17. Revise the dumpster enclosure details which shall include masonry enclosure, pedestrian door, metal gates, and shall adhere to 6.103.7.7. Wood is prohibited as shown on C204.
18. Identify any trees to be saved and utilized for landscape requirements if necessary.
19. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.
20. Update all items noted as "handicap" and label as "ADA".

Engineering:

1. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
2. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
3. A letter of approval from West Wilson Utility District will be required prior to the issuance of the Land Disturbance Permit.
4. Provide proof of acquired sewer easements prior to the issuance of the Land Disturbance Permit.
5. Provide layout of offsite public sewer extension.
6. Sewer availability has been requested and preliminary alignment provided. Alignment can change prior to land disturbance permit issuance based on easement acquisition.



7. Each restaurant use shall have a 1,500-gallon grease trap (Jarratt one-piece).
8. A northbound right-turn deceleration lane is warranted. TDOT shall determine if the lane is required.
9. The sidewalk along the frontage shall be widened to 6' wide.
10. Provide a sidewalk for the parking spaces along the side and back of the building.
11. EPSC measures shall not be installed within existing, preserved landscaping buffers.
12. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage summary to Engineering for construction plan approval.

WWUD:

1. All relocated water lines shall be designed by WWUD.
2. Service configurations will change.
3. The DDCVA cannot go at the back corner of the building if that is what is proposed. It exceeds the allowable distance.

Wilson County Schools:

1. No comments received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1854

Agenda Date: 8/20/2026

Agenda #: 9.C.

Title:

Review the Site Plan for Mainstead at Golden Bear, located at 4515 Beckwith Rd.



Item 9.C.

City of Mt. Juliet Planning Department

Staff Report **8/20/2026 – Regional Planning Commission**

Project Name:

Mainstead Golden Bear

Address:

4515 Beckwith Rd.

Legal Description:

Map(s) – 078

Parcel(s) – 017.09 & 017.10

Commissioner District:

3 - Scott Hefner

Applicant:

Drew Hardison,
Barge Design Solutions

Property Owner:

Golden Bear MJ, LLC

Request:

Site Plan

Current Zoning:

CMU-PUD

Requested Zoning:

Not applicable

Attachments:

Plan Documents & Exhibits

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks site plan approval for Mainstead Golden Bear, a mixed-use development including apartments and commercial uses located on Beckwith Road in the Golden Bear Place PUD in district 3.

Description/History: The Golden Bear Place PUD originally submitted in 2017, and had various names until passed via ordinance 2024-04, when the PUD was completed. The PUD was amended via ordinance 2024-52. The final master development plan was approved in May 2026.

Zoning: The base zoning for this section (labeled D1 & D2 on the PMDP) of the Golden Bear Place PUD is CMU-PUD. The FMDP was shown to be in substantial compliance with Article VIII.

Code References:

Zoning Regulations - The plan is proposed to be compliant with most of the zoning regulations, and any specific articles that apply; however, any deficiencies are noted in the conditions of approval. If any variances/waivers have been requested, they will be shown below prior to the conditions of approval.

Summary: The site plan as proposed does not match the approved FMDP (May 2026) in the following ways. 301 residential units (298 apartments and 3 townhome units) where the FMDP had 292 total units. The FMDP includes 14,776 square feet of commercial space, more than shown on the FMDP (14,045 sf). The commercial space is to include restaurant and retail units. The residential density of this phase is 15.2 upa. The PUD as a whole, is capped at 7.4 upa. Proposed amenities include: pool, bocce, pet park and outdoor kitchen/entertainment area.

Recommendation: Staff recommends approval of the Site Plan for Mainstead Golden Bear in the Golden Bear Place PUD, subject to the following conditions:



Conditions (by Department):

Fire Department:

1. No comments.

Planning:

1. Correct site data table to match the unit count shown. The site data table shows 292 units, while the proposed site plan layout by building shows a cumulative total of 301 units (298 apartments and 3 townhomes). The site plan must follow the FMDP with 292 units maximum.
2. Verify the correct square footage for the commercial area. The FMDP approved 14,045 sf of commercial space and the site plan shows a cumulative total of 14,776 sf of commercial space.
3. All requirements of ordinances 24-04 and 24-52 shall be adhered to.
4. Non-masonry materials shall not exceed 50% (hardie board) as approved via the waiver on ordinance 24-52.
5. Revise elevations, as vinyl and metal are prohibited as façade materials. Remove the metal material from the clubhouse.
6. All requirements of 6-104.1 shall be adhered to, except any waivers granted via PMDP approval.
7. All requirements of 4-114 shall be adhered to, except any waivers granted via the PMDP approval.
8. Brick shall be clay, baked and individually laid.
9. Stone shall be natural and individually laid.
10. Revise fencing detail for horse fence, as wood is not permitted. All fencing shall be low maintenance and decorative. Horse fencing can utilize composite fencing in lieu of wood.
11. Retaining walls shall be constructed of segmental block or faced with masonry to match the buildings.
12. Provide approval by the postmaster for the mail kiosk being located internally in Building 100.
13. The clubhouse shall be at least 2,000sf of conditioned space.
14. Flammable landscape material is not permitted within 3' of any structure.
15. Parking lot lighting shall be placed in landscape islands or grass areas, not in paved vehicular use areas.
16. Wood shall not be permitted for balcony flooring.
17. Wall mounted meter and utility equipment shall be painted to match the façade it is attached to or screened via masonry.
18. Ground mounted HVAC and utility equipment shall be screened from horizontal view via masonry and/or vegetation.
19. Landscape plan review comments are via separate cover. All comments received shall be addressed prior to construction plan submittal to Public Works.

Engineering:

1. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
2. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.



3. A letter of approval from West Wilson Utility District will be required prior to the issuance of the Land Disturbance Permit.
4. Provide proof of acquired sewer easements prior to the issuance of the Land Disturbance Permit.
5. Provide layout of offsite public sewer extension.
6. Sewer availability has been requested and preliminary alignment provided. Alignment can change prior to land disturbance permit issuance based on easement acquisition.
7. Each restaurant use shall have a 1,500-gallon grease trap (Jarratt one-piece).
8. A northbound right-turn deceleration lane is warranted. TDOT shall determine if the lane is required.
9. The sidewalk along the frontage shall be widened to 6' wide.
10. Provide a sidewalk for the parking spaces along the side and back of the building.
11. EPSC measures shall not be installed within existing, preserved landscaping buffers.
12. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage summary to Engineering for construction plan approval.

WWUD:

1. All relocated water lines shall be designed by WWUD.
2. Service configurations will change.
3. The DDCVA cannot go at the back corner of the building if that is what is proposed. It exceeds the allowable distance.

Wilson County Schools:

1. No comments received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1855

Agenda Date: 8/20/2026

Agenda #: 9.D.

Title:

Review the Site Plan for InLight Beckwith, located at 12009 Volunteer Blvd.



Item 9.D.

City of Mt. Juliet Planning Department

Staff Report 8/20/2026 – Regional Planning Commission

Project Name:

Inlight Beckwith

Address:

Volunteer Blvd.

Legal Description:

Map(s) – 078

Parcel(s) – 007.05

Commissioner District:

3 - Scott Hefner

Applicant:

Connor Gilbert

Kimley-Horn

Property Owner:

Inlight Real Estate Partners

Request:

Site Plan

Current Zoning:

I-R

Requested Zoning:

Not applicable

Attachments:

Plan Documents & Exhibits

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant seeks site plan approval for an industrial warehouse building located on Lot 7A, Volunteer Boulevard in the Beckwith Farms Park in district 3.

Description/History: This plan proposes a 112,320sf industrial warehouse, to be situated on 16.06 acres in Beckwith Farms Park. While the applicant has not provided the specific tenant information, it was noted it will be utilized for distribution type activities with office space.

Zoning: The current zoning for the property is I-R, industrial restrictive, and the proposed use is permitted by right.

Code References:

Zoning Regulations - The plan is proposed to be compliant with the majority of the zoning regulations, and any specific articles that apply; however, any deficiencies are noted in the conditions of approval. If any variances/waivers have been requested, they will be shown below prior to the conditions of approval.

The plan is compliant with all I-R zoning regulations including bulk regulations and parking. Landscape plan comments are via separate cover and all comments received shall be addressed before submittal of construction plans to Public Works.

Variance/Waiver Requests - The following variances and/or waivers have been requested:

1. 7.103 Industrial Design Standards: The applicant has requested to allow for a waiver from the IDS to allow a pre-cast concrete tilt-panel constructed building. ***Staff supports this waiver request due to the surrounding parcels are of similar construction.***

Summary: This proposal will add a 112,320sf, 75' tall warehouse and associated improvements to Volunteer Blvd. The plan, as submitted,

addresses most staff comments from prior reviews. Any outstanding issues are minor in nature and may be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the Site Plan for the Inlight Beckwith industrial warehouse subject to the following conditions:



Conditions (by Department):

Fire Department:

1. No comments.

Planning:

1. Correct the following information on the cover sheet: Remove the reference to Metro permitting, change "council" term to "commissioner", update property summary for existing property land use as business development center impact zone and update addresses for sanitary sewer and Fire to 115 Clemmons Rd.
2. Address must be provided prior to the submission of permits. Remove references to "Eastgate" which is in Lebanon.
3. Correct site data table information on sheet C2-10, for parcel address, shown incorrectly as Eastgate Blvd.
4. Review parking spaces provided, and eliminate unnecessary spaces, since the proposed count provided is double the recommended by code. The code states one (1) space per 3k sf of floor area. Provide reasoning/use behind excessive parking request.
5. Provide percentages of requested deviation from industrial material design guidelines. Waiver does not specify the request, other than pre-cast concrete tilt-panel.
6. Detention/retention ponds shall be fully screened with perimeter vegetation, not just front facing.
7. Signage shall be submitted via separate application to the Planning Department. Please be advised, there is a new sign ordinance (ord. 26-50) effective July 13, 2026.
8. Landscape plan comments are via separate cover, and all comments shall be addressed before submitting construction plans to Public Works.
9. All requirements of Article VII shall be adhered to, except any waivers granted by the Planning Commission.
10. The building façade shall consist of 100% brick and/or stone should the waiver request be denied.
11. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
12. Wall mounted exterior lighting fixtures in the truck loading/bay areas will be allowed to utilize wall packs for safety purposes. All other areas of the building will require decorative sconce type fixtures.
13. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.
14. All parking area islands shall include grass and/or tree, not mulch, stone or any other material.
15. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
16. Parking lot lighting poles shall be painted black.
17. Provide bicycle parking per the requirements of article VII.
18. Provide a decorative trash receptacle at the building entrances per the requirements of article VII.
19. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
20. All bollards shall be painted a color complimentary to the building façade, not yellow.
21. Rooftop HVAC and utility equipment shall be screened from horizontal view via the parapet wall.
22. Wheel stops are not permitted, still found in the ADA detail.



Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. State and Federal permits are required to be in hand for stream relocation before the issuance of the land disturbance permit.
4. All parking areas shall be curbed.
5. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
6. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage summary to Engineering for construction plan approval.
7. EPSC measures shall not be installed within existing, preserved landscaping buffers.

WWUD:

1. The service configuration may change. It is difficult to see what one has proposed at this scale.
2. Add a note stating that all private fire hydrants shall be painted white.

Wilson County Schools:

1. No comments received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1807

Agenda Date: 8/20/2026

Agenda #: 9.E.

Title:

Review the Site Plan for Hickory Station West, located at 261 W. Main St.



Staff Report
8/20/2026 – Regional Planning Commission

Project Name:
Hickory Station West

Address:
261 W. Main Street

Legal Description:
Map(s) – 073L
Group - B
Parcel(s) – 008.01

Commissioner District:
2 - Bill Trivett

Applicant:
HJ Wang,
B&Y Design Build, LLC

Property Owner:
Valor Property Holdings, LLC

Request:
Site Plan

Current Zoning:
CTC

Requested Zoning:
Not applicable

Attachments:
Plan Documents & Exhibits

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

Request: The applicant is seeking site plan approval for Hickory Station West, located at 261 W. Main Street in district 2.

Description/History: This site plan had previously been submitted several years ago, to include lots both on the east and west side of the entrance to Hickory Station townhomes. This plan was approved and has subsequently expired. The new site plan includes the western lot only for commercial retail building, for professional services, non-medical. The site plan was deferred at the July 2026 Planning Commission meeting for the applicant to address outstanding issues.

Zoning: The property is zoned CTC, commercial town center which allows the requested use of the commercial retail building for non-medical professional services.

Code References:

Zoning Regulations - The plan is proposed to be compliant with most of the zoning regulations, and any specific articles that apply; however, any deficiencies are noted in the conditions of approval. If any variances/waivers have been requested, they will be shown below prior to the conditions of approval.

Summary: This submittal proposes a 3,100sf, 18' tall, commercial retail building, to include professional non-medical tenants at 261 W. Main St. There are no waivers nor variances requested. The applicant has addressed most of staff's comments, and any additional requirements are included in the conditions of approval below.

Recommendation: Staff recommends approval of the Site Plan for Hickory Station West and to please include the following conditions:



Conditions (by Department):

Fire Department:

1. No comments.

Planning:

1. All requirements of Article VI of the zoning ordinance shall be adhered to.
2. Update cover page and remove "2nd Civil District" title.
3. The façade facing Main Street (north side) is to be treated as another building front due to the visibility and shall include architectural features to incorporate this design, i.e. windows.
4. All brick shall be clay, baked and individually laid.
5. All stone shall be a natural product and individually laid.
6. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
7. Wall mounted exterior lighting fixtures shall be decorative sconce type.
8. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
9. All bollards shall be painted a color complimentary to the building façade, not yellow.
10. Signage shall be submitted under separate cover to the Planning Department. Please be advised that monument signage will require a plat with the location outside of any PUDE's. Note – a new sign ordinance is currently under legislative review.
11. The dumpster enclosure shall include decorative metal gates.
12. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
13. Update all items noted as "handicap" and label as "ADA".

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
4. The dumpster enclosure must be accessible to a trash collection truck. Provide a truck turning exhibit with construction drawings.
5. West Main Street shall be widened to 22' between Division Street and the driveway to support two-way traffic.
6. Any work done within the public ROW shall conform to City of Mt. Juliet standards.
7. The bike rack shall be moved to avoid conflict with the trash enclosure or pedestrian access routes.
8. There is excess asphalt in front of the building. Remove this area and replace with landscaping.
9. EPSC measures shall not be installed within existing, preserved landscaping buffers.
10. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage summary to Engineering for construction plan approval.



WWUD:

1. Will the concrete curb be able to be built without damaging the 3" water? The elevations of the water line and required excavation needs to be examined. A relocation maybe required.

Wilson County Schools:

1. No comments received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1723

Agenda Date: 8/20/2026

Agenda #: 9.F.

Title:

Review the Site Plan for Willow Creek Garden and Home, located at 3215 North Mt. Juliet Rd.



Staff Report
8/20/2026 – Regional Planning Commission

Project Name:

Willow Creek Garden &
Home

Address:

3215 N. Mt. Juliet Rd.

Legal Description:

Map(s) – 072
Parcel(s) – 001.00

Commissioner District:

3 - Scott Hefner

Applicant:

Melissa Huffman,
Huffman Real Estate

Property Owner:

Armstrong Garden Centers

Request:

Site Plan

Current Zoning:

CTC

Requested Zoning:

Not applicable

Attachments:

Plan Documents & Exhibits

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks site plan approval for a proposed garden and home center, to be located at 3215 N. Mt. Juliet Road in district 3.

Description/History: This plan proposes a garden and home center with a nursery, totaling 36,100 sf, on 5.50 acres. The site incorporates the garden center, greenhouse structures, garden beds and outdoor storage.

Zoning: The property is zoned CTC, commercial town center, and all proposed uses are permitted by right in this district.

Code References:

Zoning Regulations - The plan is proposed to be compliant with most of the zoning regulations, and any specific articles that apply; however, any deficiencies are noted in the conditions of approval. If any variances/waivers have been requested, they will be shown below prior to the conditions of approval.

The landscape plan comments are via separate cover and all comments received shall be addressed prior to submittal of construction plans to Public Works. The plan is compliant with commercial bulk regulations.

Waiver/Variance Requests: The following commercial design standards waiver is requested:

1. **6.103.7 Commercial Design Standards** - The applicant has requested to allow for a waiver from the CDS to allow the reduction on the 100% brick or stone requirements as follows: 63% stone on the front (west) façade, 37% secondary materials/glazing, 66% stone on the side (north) façade, 34% secondary materials/glazing, 61% stone on the side (south) façade, 39% secondary materials/glazing and negligible on the rear (east) façade. The secondary material, cementitious board and batten siding has been requested to be utilized in lieu of the 100% brick or stone requirement. – **STAFF**

SUPPORTS THIS WAIVER REQUEST

2. **6-103.7 Commercial Design Standards – Metal roof – STAFF SUPPORTS**

Summary: The proposal for the garden and home center, as submitted addresses most staff comments from prior reviews. Outstanding issues are minor in nature and may be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the site plan for a plant nursery at 3215 N. Mt. Juliet Road, subject to the following conditions.



Conditions (by Department):

Fire Department:

1. No comments.

Planning:

1. All requirements of Article VI shall be adhered to, except any waivers granted by the Planning Commission.
2. All stone shall be individually laid.
3. Metal and vinyl shall not be permitted for façade materials.
4. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
5. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
6. Identify any trees to be saved and utilized for landscape requirements.
7. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
8. Parking lot lighting shall have decorative fixtures mounted to poles that shall be painted black.
9. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
10. All bollards shall be painted a color complimentary to the building façade, not yellow.
11. All signage shall be reviewed under separate application to the Planning Department. Please be advised that monument signage will require a plat with the location outside of any PUDE's.
12. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.
13. All parking area islands shall include grass and/or trees, not mulch, stone or any other material.
14. All fencing shall be decorative and constructed of low maintenance materials, such as aluminum or composite, including around the outdoor storage area.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. Roof drains shall be subsurface.
4. EPSC measures shall not be installed within existing, preserved landscaping buffers.
5. Sewer availability has been requested and granted.
6. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
7. Provide stormwater pipe table during construction plan review.
8. Only one driveway on N. Mt. Juliet Road is recommended. Staff recommends keeping the northern driveway and providing an access easement to the parcel immediately to the south.
 - a. The southern driveway does not meet HSAM spacing or grade break standards. Staff recommends removing this driveway.
9. TDOT driveway permits must be obtained prior to the issuance of the land disturbance permit.
10. The sidewalk on N. Mt. Juliet Road shall be widened to 6'. The entire sidewalk shall be replaced.
11. All ADA spaced must be as close to the building entrance as reasonable. The pedestrian access route from the right-of-way will need to be realigned.



12. Remove the wheel stop detail.
13. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage summary to Engineering for construction plan approval.

WWUD:

1. Comments not provided on second submittal.

Wilson County Schools:

1. No comments received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1862
10.A.

Agenda Date: 8/20/2026

Agenda #:

Title:

Land Use Plan & Zoning Ordinance Amendment