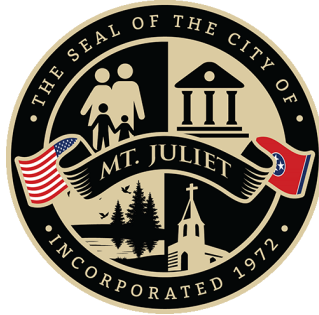


Mt. Juliet, Tennessee

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



Agenda

Thursday, May 21, 2026

6:30 PM

Commission Chambers

Planning Commission

Members: Luke Winchester, Rebecca Christenson, 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

1. **Call to Order**
2. **Set Agenda**
3. **Staff Reports**
4. **Citizen's Comments**
5. **Minutes Approval**
 - 5.A. Review and Adopt the Minutes from the April 16, 2026, Planning Commission Meeting.
6. **Consent Agenda**
 - 6.A. Review the Final Plat for Bradshaw Farms Phase 3B, located at Vivrett Lane.
 - 6.B. Review Final Plat Modification for 230 Mundy Memorial Dr.
 - 6.C. Review the Final Plat for the Project Jolene Subdivision, located at 6300 Golden Bear Gtwy.
 - 6.D. Review the Preliminary Plat for 448 Bass Lane, Bass Lane Subdivision
 - 6.E. Review the Site Plan for Legacy Pointe Retail Phase 2, located at 115 Legacy Pointe Blvd.
7. **Wall Properties Annexations & Rezones**
 - 7.A. **Review the Annexation request of the Wall Property located at 6386 Central Pike
 - 7.B. **Review the Plan of Services for the Wall Property, located at 6386 Central Pike.
 - 7.C. **Review the Rezone request from Wilson County R1 to CMU for the Wall Property, located at 6386 Central Pike.
 - 7.D. **Review the Annexation Request for the Wall Property, located 6400 Central Pike.
 - 7.E. **Review the Plan of Services for the Wall property, located at 6400 Central Pike.

- 7.F. **Review the Rezone Request from Wilson County R-1 to CMU for the Wall Property, located at 6400 Central Pike.
8. **E. Division Business Park**
- 8.A. **Review the Annexation Request for E. Division Business Park, located at 535 Hunting Hills Dr.
- 8.B. **Review the Plan of Services for E. Division Business Park, located at 535 Hunting Hills Dr.
- 8.C. **Review the Preliminary Master Development Plan for E. Division Business Park at 535 Hunting Hills Dr.
9. **Emerson Park**
- 9.A. **Review the Annexation Request for Emerson Park, located off Chandler Rd.
- 9.B. **Review the Plan of Services for Emerson Park, Located off Chandler Rd.
- 9.C. **Review the Preliminary Master Development Plan PUD, including a Rezone from Wilson County R-1 to RS-20 PUD for Emerson Park, located off Chandler Rd.
10. **Site Plans**
- 10.A. Review the Site Plan for Two Rivers Ford Service Center, located at 204 Belinda Parkway.
- 10.B. Review the Site Plan for a Commercial Strip Center, located at 3007 N. Mt. Juliet Rd.
11. **Final Master Development Plan**
- 11.A. Review the Final Master Development Plan for the Golden Bear Multi Family, located at 4515 Beckwith Rd.
12. **Amendments**
- 12.A. **Review the Zoning Ordinance Amendment to Article 7, I-R Industrial Restrictive Districts
- 12.B. **Review the Zoning Ordinance Amendment to Articles 14, Site Plan Expirations.
- 12.C. Review the Subdivision Regulations Amendment to Article 4-103, Streets and Pedestrian Ways.
- 12.D. **Review the Zoning Ordinance Amendment to Article XI, Sign Regulations.
13. **Adjourn**
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****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.**