



# Mt. Juliet, Tennessee

## Planning Commission

### Agenda

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

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**Thursday, May 16, 2024**

**6:30 PM**

**Commission Chambers**

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Members: Luke Winchester, Rebecca Christenson, Ted Floyd, Scott Hefner, David Rast, Larry Searcy, Gerard Bullock, Preston George, Linda Armistead

Resources: Jon Baughman, City Planner, Jill Johnson, Planner I, Shane Shamanur, Director of Engineering, Gino Marchetti/Charles Michels - City Attorney

- 1. Call to Order**
- 2. Set Agenda**
- 3. Staff Reports**
- 4. Citizen's Comments**
- 5. Minutes Approval**
  - 5.A.** Review the Minutes from the April 18, 2024, Planning Commission Meeting.
- 6. Consent Agenda**
  - 6.A.** \*\*Review the Letter of Intent to purchase the property located at 6485 Central Pike, Mt. Juliet, Tennessee, consisting of parcel ID# 095097 01900.
  - 6.B.** \*\*Review the appraisal report for the commercial land that The City of Mt. Juliet intends to purchase located at N Mt. Juliet Rd and E. Caldwell St. Mt. Juliet, TN 37122, Wilson County Tax Map 072I, Group A, Parcels 17, 18, 19 and 22.
  - 6.C.** \*\*Review the updates to The City of Mt. Juliet Stormwater Ordinance.
  - 6.D.** \*\*Review the Roadway and Right-of-Way Annexation, including a Plan of Services, for S. Rutland Road.
  - 6.E.** \*\*Review the Roadway and Right-of-Way Annexation, including a Plan of Services, for Leesa Ann Lane.
  - 6.F.** \*\*Review the Roadway and Right-of-Way Annexation, including a Plan of Services, for Old Lebanon Dirt Rd.

- 6.G. \*\*Review the Roadway and Right-of-Way Annexation, including a Plan of Services, for Benders Ferry Rd.
  - 6.H. The Sewer Letter of Credit (423442200) for the Wash N' Roll Office Building, in the amount of \$19,725.00, can be released.
  - 6.I. The Development Letter of Credit (SLC00005446) for Kelsey Glen Ph. 5A, in the amount of \$72,124.39, can be released.
  - 6.J. The Development Letter of Credit (SLC00005532) for Kelsey Glen Ph. 5B, in the amount of \$118,370.59, can be released.
  - 6.K. Review the Site Plan for Divine Dental Prosthetics, located at 380 Nonaville Rd.
  - 6.L. Review the Final Master Development Plan/ Site Plan for The Villages of Greenhill, located at 13506 Lebanon Rd.
  - 6.M. Review the Final Master Development Plan/ Site Plan for The Bluffs at Cedar Creek, located off Lebanon Rd.
7. **Annexation**
- 7.A. \*\*Review the Annexation, including a Plan of Services for Yorkshire Estates, located at 1000 York Rd.
8. **Preliminary Master Development Plan**
- 8.A. \*\*Review the Preliminary Master Development Plan PUD, including a Rezone from Wilson County R1, to City of Mt. Juliet RS-20 PUD for Yorkshire Estates, located at 1000 York Rd.
  - 8.B. \*\*Review the Preliminary Master Development Plan PUD, including a Rezone from CTC to CTC PUD for Everette Downs Mixed Use, located at 1919 N. Mt. Juliet Rd.
  - 8.C. \*\*Review the Preliminary Master Development Plan PUD, including a Rezone from CTC to CNS PUD for the Gas Station/Convenience Store, located at 2190 N. Mt. Juliet Rd.
9. **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.**