



# Mt. Juliet, Tennessee

## Planning Commission

### Agenda

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

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**Thursday, November 21, 2024**

**6:30 PM**

**Commission Chambers**

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

Resources: Jon Baughman, City Planner, Jill Johnson, Planner I, Shane Shamanur, Director of Engineering, Samantha Burnett - 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 October 17, 2024, Planning Commission Meeting.
- 6. Consent Agenda**
  - 6.A.** Appoint Taylor Murray as Planning Commission Secretary.
  - 6.B.** Review the Mass Grading Plan for Outside the Box Ph. 2, located off Meb Court and Lebanon Road.
  - 6.C.** Review the Final Plat for Silver Springs Phase 6, located off Karen Drive.
  - 6.D.** Review the Final Plat for Willow Landing Phase 3, located off Mays Chapel Road.
  - 6.E.** Review the Final Plat Modification of Legacy Pointe at Golden Bear Lot 9, located at 1440 and 1454 Rutland Drive.
  - 6.F.** \*\*Review the Annexation and Plan of Services for the City Property located at 2460 Old Lebanon Dirt Road.
  - 6.G.** \*\*Review the Annexation and Plan of Services for the property located at 1191 Nonaville Road.

- 6.H. \*\*Review the abandonment of a portion of the existing ROW located off Rutland Road near Golden Bear Gateway.
  - 6.I. \*\*Review the Ordinance to repeal Ordinance 2015-09 and Ordinance 2016-02 in their entirety to encourage hotel development.
  - 6.J. \*\*Review the Ordinance amending part B of the Unified Development Code of the City of Mt. Juliet, Tennessee, known as the zoning regulations (Ordinance 2001-29), adopted October 8, 2001, as amended, to define "Hotels and Motels" in section 6-102, uses and structures.
7. **Preliminary Plat**
- 7.A. Review the Preliminary Plat for McFarland Farms Ph. 1A, 1B, and 2, located off Old Lebanon Dirt Road
8. **Site Plans / Final Master Development Plans**
- 8.A. Review the Site Plan for Fifth Third Bank, located off Golden Bear Gateway and Volunteer Boulevard.
  - 8.B. Review the Site Plan Modification for Legacy Pointe Retail, located at 1440 & 1454 Rutland Drive.
  - 8.C. Review the Final Master Development Plan/Site Plan for Golden Bear Retail Center, located at 1995 Golden Bear Gateway.
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.**