



# **Mt. Juliet, Tennessee**

## **Planning Commission**

### **Agenda**

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

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**Thursday, October 17, 2024**

**6:30 PM**

**Commission Chambers**

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

Resources: Jon Baughman, City Planner, Jill Johnson, Planner I, Shane Shamanur, Director of Engineering, Sam 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 September 19, 2024, Planning Commission Meeting.
- 6. Consent Agenda**
  - 6.A.** The Development Letter of Credit (S203016) in the amount of \$79,687.53 for Carriage Trail Phase 3 can be released.
  - 6.B.** Review and Adopt the 2025 Annual Planning Commission and Board of Zoning Appeals Submittal Calendars.
  - 6.C.** Review the Site Plan for the Mt. Juliet Fire Station Number 3, located at 4370 Old Lebanon Dirt Road.
  - 6.D.** Review the Site Plan for The Benders Ferry Subdivision Amenities, located at 771 Benders Ferry Rd.
  - 6.E.** Review the Site Plan for Texas Roadhouse, located at 145 Bear Crossing.
  - 6.F.** Review the Final Plat for the Polecat Road Project - Crabtree, located at 87 Polecat Road.
  - 6.G.** Review the Final Plat for the Polecat Road Project - Stahl, located at 1706 Mays Chapel Road.

- 6.H.** Review the Final Plat for the Polecat Road Project - Velinov, located at 1630 Mays Chapel Road.
- 7. Final Plat**
  - 7.A.** Review the Final Plat for the Revision of Lots 23 & 24 of Maple Crossing Phase 1, located at 218 Argea Drive.
  - 7.B.** Review the Final Plat for Golden Gateway Lots 2 & 5, located at 1201 Rutland Drive.
  - 7.C.** Review the Final Plat for Walton's Grove Ph. 7A located on Kilkenny Way.
  - 7.D.** Review the Final Plat for the MWAM Subdivision, located at 9911 Central Pike.
- 8. Final Master Development Plan**
  - 8.A.** Review the Final Master Development Plan for Bradshaw Farms Phase 4, located off Vanner Road and Beckwith Road.
- 9. Preliminary Plat**
  - 9.A.** Review the Preliminary Plat for Bradshaw Farms Phase 4, located at Vanner Road and Beckwith Road.
- 10. Rezone**
  - 10.A.** \*\*Review the Rezone Recommendation from R-1 to C-3 for 4507 & 4511 Central Pike to Wilson County Planning.
  - 10.B.** \*\*Review the Rezone Request from RS-40 to Commercial Neighborhood Services (CNS) for 434 Nonaville Road.
- 11. Annexation, Plan of Services, PMDP, PUD Amendment**
  - 11.A.** \*\*Review the Annexation and Plan of Services for Rosemont, located at 1826 Benders Ferry Road.
  - 11.B.** \*\*Review the Preliminary Master Development Plan PUD, including a Rezone from RS-40 to RS-30 PUD for Rosemont, located at 1826 Benders Ferry Road.
  - 11.C.** \*\*Review the Major PUD Amendment for Beckwith Business Park, located at 5158 Beckwith Road.
  - 11.D.** \*\*Review the Annexation and Plan of Services for Silver Springs Phases 8-13, located at 9621 Lebanon Road.
  - 11.E.** \*\*Review the PUD Amendment for Silver Springs Phases 8-13, located at 9621 Lebanon Road.

**12. 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.**