



6.C.

City of Mt. Juliet
Planning Department

Staff Report

July 16, 2026 – Regional Planning Commission

Project Name:

Windtree Pines, Ph. 6B

Address:

908 Champion Way

Legal Description:

Map(s) - 049

Parcel(s) – Portion of 076.00

District:

1 – Art Giles

Applicant:

Radeana Owens,
Wilson PC

Property Owner:

Beazer Homes

Request:

Final Plat

Current Zoning:

RS-20 PUD

Attachments:

Final Plat

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks final plat approval for Windtree Pines, Ph. 6B.

Description/History: The plat is for Phase 6B and includes 29 single family residential lots and roadway over 7.3 acres. There is no open space in this phase of the subdivision.

Code References:

Part A. -Subdivision Regulations

Article II. – Procedures for Plat approval

2-105 Final subdivision plat – This plat is compliant.

Summary: The final plat is to add 29 single family residential lots and associated infrastructure. The applicant has addressed prior review comments from staff, and any outstanding issues are addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Windtree Pines Ph. 6B with the following conditions:

Conditions (by Department):

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.