



# **Mt. Juliet, Tennessee**

## **Planning Commission**

### **Agenda**

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

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**Thursday, May 15, 2025**

**6:30 PM**

**Commission Chambers**

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Members: Luke Winchester, Rebecca Christenson, 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.** Adopt the Minutes from the April 17, 2025, Planning Commission Meeting.
- 6. Consent Agenda**
  - 6.A.** The Sewer Letter of Credit (55110653) for Enclave at Providence Central in the amount of \$120,619.50 can be released.
  - 6.B.** The Sewer Letter of Credit (700005284) for Wynfield Ph. 4 in the amount of \$131,724.00 can be released.
  - 6.C.** Review the Final Plat for Benders Cove Ph. 1, located off Benders Ferry Rd.
  - 6.D.** Review the Final Plat for Mt. Juliet Church of Christ located at 1940 N. Mt. Juliet Road.
  - 6.E.** Review the Site Plan for Legacy 5 MOB located at 113 Bear Crossing.
  - 6.F.** Review the Final Master Development Plan for Silver Springs Ph. 8-13 located on Karen Drive.
  - 6.G.** Review the Preliminary Plat for Silver Springs Ph. 8-13 located on Karen Drive.
  - 6.H.** Review the Final Plat for the property located at 615 Rutland Drive.

- 6.I. \*\*Review the Annexation request, including a Plan of Services for S. Greenhill Road from near Map 053, Parcel 152.00 to near Map 053, Parcel 153.00.
- 6.J. \*\*Zoning Ordinance Amendment 6-102A - Uses in commercial and mixed-use districts.
- 7. **Rezone**
  - 7.A. \*\*Review the Rezone request from RS-40 to AR-40 for 718 Monticello Drive.
- 8. **Site Plans**
  - 8.A. Review the Site Plan for JAM Enterprises, LLC located at 15239 Lebanon Road.
  - 8.B. Review the Site Plan for Boho Beauty located at 330 W. Division Street.
- 9. **Mass Grading**
  - 9.A. Review the Mass Grading plan for Reserve at Tate Lane located on Tate Lane.
  - 9.B. Review the Mass Grading for Hamilton Reserve located at 12465 Lebanon Road.
- 10. **Preliminary Master Development Plan**
  - 10.A. \*\*Review the Preliminary Master Development Plan Planned Unit Development renewal for Reserve at Tate Lane, located on Tate Lane.
- 11. **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.**