



Mt. Juliet, Tennessee

Planning Commission

Agenda

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

Thursday, August 21, 2025

6:30 PM

Commission Chambers

Members: Luke Winchester, Rebecca Christenson, Bobby Franklin, 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, 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 July 17, 2025, Mt. Juliet Regional Planning Commission Meeting.
- 6. Consent Agenda**
 - 6.A.** The Development Cashier Check (152010835) for Nichols Vale Ph. 6A, in the amount of \$71,872.22, can be released.
 - 6.B.** The Development Cashier Check (152010944) for Nichols Vale Ph. 7, in the amount of \$143,957.35, can be released.
 - 6.C.** The Development Cashier Check (152011042) for Nichols Vale Ph. 8, in the amount of \$110,323.51, can be released.
 - 6.D.** The Development Letter of Credit (600551140) for Triple Crown Ph. 3 Sec. 1B, in the amount of \$65,073.66, can be released.
 - 6.E.** The Development Letter of Credit (600551150) for Triple Crown Ph. 3 Sec. 1C, in the amount of \$15,093.56, can be released.
 - 6.F.** The Sewer Letter of Credit (IS000230577U) for Maple Crossing (Park Glen Ph. 20 & 21), in the amount of \$145,032.00, can be released
 - 6.G.** **Review the potential lease of the City of MT. Juliet building, located at 1019 Charlie Daniels Pkwy.

- 6.H. **Review the potential sale of the City of Mt. Juliet property, located at 1099 York Rd.
- 6.I. **Review the potential sale of the City of Mt. Juliet property, located at 6207 Golden Bear Gtwy.
- 6.J. Review the Site Plan for the City of Mt. Juliet Public Works Equipment and Salt Shed, located at 510 Clemmons Rd.
- 6.K. Review the Site Plan Modification for Boho Beauty, located at 330 W. Division St.
- 6.L. Review the Final Plat for the Mt. Juliet Church of Christ, located at 1940 N. Mt. Juliet Rd.
- 6.M. Review the Final Plat for 1401 E. Division St.
- 7. **Annexations and Preliminary Master Development Plans**
 - 7.A. **Review the Roadway and Right-of-Way Annexation, including a Plan of Services, for E Division St around Clemmons Rd.
 - 7.B. **Review the Annexation, including a Plan of Services, for Courtyards at McFarland, Located at 5025 Old Lebanon Dirt Rd.
 - 7.C. **Review the Preliminary Master Development Plan PUD with a rezone from R-1 to RM-8 PUD & RS-40 PUD for Courtyards at McFarland, Located at 5025 Old Lebanon Dirt Rd.
- 8. **Final Master Development Plans, Site Plans and Preliminary Plats**
 - 8.A. Review the Final Master Development Plan/ Site Plan for Broadstone at McFarland Farms Commercial Ph. 1, located at the SW corner of Cedar Dr. and Old Lebanon Dirt Rd.
 - 8.B. Review the Site Plan for the Mt. Juliet Christian Academy Field House, located at 735 N. Mt. Juliet Rd.
 - 8.C. Review the Preliminary Plat for Weller Life at Mt. Juliet, located at 535 Pleasant Grove Rd.
 - 8.D. Review the Final Master Development Plan/ Site Plan for Weller Life at Mt. Juliet, located at 535 Pleasant Grove Rd.
- 9. **Rezones**
 - 9.A. **Review the Rezone Request from RS-40 to CTC for 3336 N. Mt. Juliet Rd.
 - 9.B. **Review the Rezone Request from RS-40 to CTC for 43 E Caldwell St.

- 9.C. **Review the Rezone Request form RS-40 to CTC for 47 and 47B E. Caldwell St.

10. 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.**