



# **Mt. Juliet, Tennessee**

## **Planning Commission**

### **Agenda**

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

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**Thursday, December 18, 2025**

**6:30 PM**

**Commission Chambers**

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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 November 20, 2025, Mt. Juliet Planning Commission Meeting.
- 6. Consent Agenda**
  - 6.A.** Approve the 2025 Required Continuing Education Hours from the 2025 Training Seminars.
  - 6.B.** Review the Final Plat for Tomlinson Pointe Ph. 5, located off Curd Rd.
- 7. PUD Amendments**
  - 7.A.** \*\*Review the PUD Amendment to the Benders Cove Subdivision regarding the CO trigger tied to Benders Ferry Road Improvements.
- 8. Annexations and Rezones**
  - 8.A.** \*\*Review the Rezone Request from RS-40 to CRC for 13135 Lebanon Rd.
  - 8.B.** \*\*Review the Annexation and Plan of Services for the property located at 6325 Central Pike.
  - 8.C.** \*\*Review the Rezone from Wilson County R-1 to CMU for the property located at 6325 Central Pike.

- 8.D. \*\*Review the Annexation and Plan of Services for the property located at 6365 Central Pike.
- 8.E. \*\*Review the Rezone from Wilson County R-1 to CMU for the property located at 6365 Central Pike.
- 8.F. \*\*Review the Annexation and Plan of Services for the property located at 6391 Central Pike.
- 8.G. \*\*Review the Rezone from Wilson County R-1 to CMU for the property located at 6391 Central Pike.
- 9. **Site Plans**
  - 9.A. Review the Site Plan for Beckwith Parking, located at 4009 Beckwith Rd.
  - 9.B. Review the Site Plan for the Hibbett Station Clubhouse, located at 940 Curd Rd.
- 10. **East Division Business Park**
  - 10.A. \*\*Review the Land Use Plan Amendment from Medium Density Residential to Business Development Center - Impact Zone for the project known as East Division Business Park, located off E. Division St.
  - 10.B. \*\*Review the Annexation and Plan of Services for the project known as East Division Business Park, located off E. Division St.
  - 10.C. \*\*Review the Preliminary Master Development Plan PUD with a rezone from Wilson County R-1 and Mt. Juliet OPS to I-R PUD for the project known as East Division Business Park, located off E. Division St.
- 11. **Zoning Ordinance Amendment**
  - 11.A. \*\*Review the Zoning Ordinance Amendment to Article VIII, section 207.5, Open Space Requirements for Planned Unit Developments.
- 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.**