



Mt. Juliet, Tennessee

Planning Commission

Agenda

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

Thursday, September 18, 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 August 21, 2025, Mt. Juliet Planning Commission Meeting.
- 6. Consent Agenda**
 - 6.A.** The Development Letter of Credit (1628) for MJ Elite – Clemmons Rd Turn Lane, in the amount of \$42,522.04, can be released.
 - 6.B.** Review the Final Plat for Waterford Park Ph. 4, located off S. Rutland Rd.
 - 6.C.** Review the Final Plat for Hamilton Reserve, located at 12465 Lebanon Rd.
 - 6.D.** Review the Preliminary Plat for Bass Creek, located at 448 Bass Lane.
 - 6.E.** Review the Mass Grading Plan for Vintage Vines, located at 855 Pleasant Grove Rd.
- 7. Site Plans**
 - 7.A.** Review the Site Plan for 230 Mundy Memorial Dr.
 - 7.B.** Review the Site Plan Modification for the St. Stephens Catholic Church Columbarium, located at 14544 Lebanon Rd.
- 8. Hamilton Reserve**

- 8.A.** **Review the Land Use Plan Amendment from Medium Density Residential and Schools to Thoroughfare Commercial for Hamilton Reserve, located at 12465 Lebanon Rd.
 - 8.B.** **Review the Rezone Request from RS-40 to CRC and CG for Hamilton Reserve, located at 12465 Lebanon Rd.
- 9. Tate's Landing**
 - 9.A.** Review the Concept Plan for Tate's Landing, located off Watermark Way.
 - 9.B.** **Review the Annexation, including a Plan of Services, for Tate's Landing, located off Watermark Way.
 - 9.C.** **Review the Rezone Request from Wilson County R-1 to RS-20 for Tate's Landing, located off Watermark Way.
- 10. Courtyards at McFarland**
 - 10.A.** **Review the Annexation, including a Plan of Services, for Courtyards at McFarland, Located at 5025 Old Lebanon Dirt Rd.
 - 10.B.** **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.
- 11. Rezones**
 - 11.A.** **Review the Rezone Request from OPS to CTC for 1316 Clearview Dr.
 - 11.B.** **Review the Rezone Request from RS-40 to CMU for 6600 Central Pike.
- 12. Annexations**
 - 12.A.** **Review the Annexation, including a Plan of Services, for 3150 Nonaville Rd.
 - 12.B.** **Review the Annexation, including a Plan of Services, for 2964 Old Lebanon Dirt Rd.
 - 12.C.** **Review the Annexation, including a Plan of Services, for 8526 Saundersville Rd.
- 13. Zoning Ordinance Amendments**
 - 13.A.** **Review the Zoning Ordinance Amendment to Article V, VI & VII Building Height
- 14. 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.**